



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING AGENDA

Tuesday, March 31, 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. Minutes from Month February 3, 2026

6. **DISCUSSION**

- a. Proposed Text Amendment to Light Industrial District 6.07.02(3)
 - b. Unified Development Ordinance (UDO) Table 6.2

7. **NEW BUSINESS**

- a. Resignation of Riley Pitney

8. **OLD BUSINESS**

- a. 9714 Cunningham Road Annexation

9. **EXECUTIVE SESSION**

10. **ADJOURNMENT**

Posted: March 27, 2026 at 3:00 p.m. at 108 W. Main Street, Winnebago, IL
and online at www.villageofwinnebago.com Tel 815.335.2020 | Fax 815.415-8491

/s/ Joey Dienberg, Village Administrator



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, February 03, 2026 at 6:00 PM
108 West Main Street and Virtually

1. CALL TO ORDER

Meeting called to order at 6:00 PM.

2. ROLL CALL

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

ABSENT: Riley Pitney

Other Guests present: Attorney Mary Gaziano, Village Administrator Dienberg, and Village Intern Kyle Okubo.

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. Approval of Zoning Board Meeting Minutes of January 06, 2026

Chairman Emmert questioned the comment noted by Mr. Koning in the January 6, 2026 meeting minutes regarding 126 S Benton Street. Mr. Koning affirmed that he did inquire about the business at 126 S Benton Street. Chairman Emmert made the motion to approve the minutes as drafted, seconded by Mr. Koning. The motion carried unanimously, hearing no objection.

6. DISCUSSION

a. Continued Discussion of UDO Table 6.02

Mr. Dienberg explained that staff has been working on UDO Table 6.2 in accordance with prior direction regarding how to organize and present the data. Community Development Intern Kyle Okubo then explained how the UDO Table was organized, noting that land uses were divided into six categories, each corresponding to a highlighted color.

Attorney Gaziano noted that UDO Table 6.2 contains issues, as it includes land uses that are not zoned or mentioned in the UDO. Attorney Gaziano added that greater specificity would be recommended for the land uses desired by the Village.

Mr. Brooker asked Attorney Gaziano why the unzoned residential uses were placed in a separate category rather than included with the zoned residential uses. Attorney Gaziano replied that the unzoned residential land uses were likely separated from the zoned residential categories because staff may have been unsure how to classify them at the time.

The Zoning Board directed staff to review the portion of UDO Land Use Table 6.2 categorized as "Not Mentioned" and to provide recommendations regarding the land uses within that category.

Attorney Gaziano noted that the chart should indicate whether each land use has a definition in the UDO and that staff should clearly identify which land uses have definitions and which do not.

Attorney Gaziano asked for clarification on the meaning of "Mentioned in UDO but Not Zoned." Community Development Intern Kyle Okubo responded that this category includes land uses that are referenced in the UDO but are not assigned to a specific zoning district.

7. NEW BUSINESS

No New Business noted.

8. OLD BUSINESS

1. Update on the previous recommendations -9714 Cunningham Road

Old Business was announced by Chairman Emmert after it was determined that no discussion on New Business was necessary. Mr. Booker stated that he had contacted Village Administrator Dienberg regarding the Cunningham Road annexation and was seeking additional clarification, noting that the property had not met county or village zoning requirements.

Chairman Emmert asked Mr. Booker to clarify his concern, and Mr. Booker explained that the county had not issued a permit. Chairman Emmert responded that although the property was zoned agricultural by the county, it had been treated as rural residential, and the county was viewing it as a residential property.

Chairman Emmert stated that under county zoning regulations, the maximum height of an accessory building is limited to either the height of the primary structure or 20 feet,

whichever is less. Mr. Booker asked whether the county would have permitted the project at the proposed height, and Chairman Emmert explained that this limitation was a primary reason the Cunningham property was annexed and zoned Limited Agriculture, allowing the property owner to construct an accessory building at the desired height.

Chairman Emmert noted that the Zoning Board had taken two votes regarding recommendations for the Cunningham property. The vote regarding zoning the property as Limited Agriculture resulted in a 2–2 tie. A motion to recommend zoning the property as residential passed by a vote of 3–1. He further noted that only the Limited Agriculture designation was reflected in the annexation ordinance.

Chairman Emmert stated that the ordinance did not reference both recommendations made by the Zoning Board and emphasized that it is the Zoning Board's role to provide recommendations on such matters. He added that the Zoning Board's recommendation had been to zone the property as residential, and that this recommendation was not mentioned in the annexation ordinance adopted by the Village Board.

Chairman Emmert then asked Mr. Dienberg to clarify the Village Board's reasoning for not following the Zoning Board's recommendation. Mr. Dienberg responded that the Village Board believed the residential recommendation was not consistent with the petitioner's annexation request.

Mr. Booker expressed concern that the outcome felt inconsistent, noting that the primary use of the property appeared to be residential rather than agricultural. He added that, in his view, projects should align with the requirements of the zoning ordinance and Unified Development Ordinance (UDO), rather than the ordinance being adjusted to accommodate a specific project. Chairman Emmert commented that adherence to the UDO is important to maintain its purpose and integrity, and Mr. Booker agreed.

Chairman Emmert requested copies of the recordings from the three meetings related to the annexation. Attorney Gaziano asked for clarification regarding which meetings he was referencing. Chairman Emmert specified the meeting at which no action was taken, the public hearing, and the Village Board meeting during which the ordinance was adopted. Mr. Dienberg stated that the recordings would be provided electronically and, if necessary, due to file size, distributed via flash drive.

9. EXECUTIVE SESSION

No Executive Session was Needed.

10. ADJOURNMENT

Chairman Emmert motioned to adjourn the meeting, second by Mr. Booker. The motion carried unanimously, hearing no objection. Meeting was adjourned at 7:03 p.m.



Agenda Item Executive Summary

Item Name PROPOSED TEXT AMENDMENT TO LIGHT INDUSTRIAL DISTRICT SECTION 6.07.02(3) Committee or Board Zoning

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

This item is presented for discussion regarding a proposed text amendment to Section 6.07.02(3) of the Unified Development Ordinance related to permitted uses within the Light Industrial District.

The proposed amendment is intended to address a legacy inconsistency between the current ordinance language and longstanding land use patterns within the district. Specifically, certain properties – such as 102 N. Elida Street – have historically operated with a mix of light industrial and office-type uses, despite office uses not being explicitly permitted under the existing code.

Following discussion at the March 18, 2026 Committee of the Whole meeting, the Village Board expressed general support for advancing a text amendment to resolve this issue. No formal action was taken at that time.

The proposed amendment would incorporate permitted uses from the General Business District into the Light Industrial District while maintaining the overall intent of the district. This approach is intended to provide consistency, flexibility, and clarity for property owners and future development.

A public hearing is anticipated to be scheduled for the May 5, 2026 Zoning Board meeting, at which time the Zoning Board will consider the amendment and provide a recommendation to the Village Board.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Historic Zoning Notes

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 3/31/2026



VILLAGE OF WINNEBAGO

MEMORANDUM

Prepared By:	Joseph Dienberg, Village Administrator
To:	Zoning Board
Date:	March 31, 2026
Subject:	Proposed Text Amendment to Light Industrial District 6.07.02(3)

This memorandum is provided for informational purposes regarding a proposed text amendment to Section 6.07.02(3) of the Unified Development Ordinance related to permitted uses within the Light Industrial District. This item was discussed at the March 18, 2026 Committee of the Whole meeting. The Village Board reviewed the background and concept of the proposed amendment and expressed general support for moving the item forward in the process. No formal vote was taken at that time.

The discussion originated from a staff review of the property located at 102 N. Elida Street, the former Angel Treasures and flower shop building. Historical review indicates that while the property has been zoned Light Industrial since the 1990s, the building has functioned with a mix of light industrial and office-type uses for many years.

Under the current ordinance language, office-type uses are not explicitly permitted within the Light Industrial District, creating a potential conflict between long-standing use patterns and the current ordinance.

Based on this review, staff has identified this as a legacy inconsistency between the ordinance language and historical use of properties within the district. To address this more broadly and avoid similar issues moving forward, staff is preparing a targeted text amendment that would incorporate permitted uses from the General Business District into the Light Industrial District, while maintaining the intent of the district.

Staff intends to formally schedule a public hearing on the proposed text amendment for the May 5, 2026 Zoning Board meeting.

At that time, the Zoning Board will be asked to consider the amendment and provide a recommendation to the Village Board following the public hearing. The proposed text amendment is proposed as follows:

3. Permitted Uses - Unless Otherwise provided in this ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered in the Light Industrial District except for [uses permitted in Section 6.06.01 \(District No. 3 – General Business District\)](#), [together with](#) one or more of the following uses:

- a. Any production, processing, servicing, testing, repair, or storage of materials, goods, or products.
- b. Wholesaling and warehousing.
- c. Public and community service uses, as follows:
 - i. Bus terminals, bus garages, and bus lots;
 - ii. Electric substations;
 - iii. Fire Stations;
 - iv. Municipal or privately-owned recreation buildings or community centers;
 - v. Parks and recreation areas;
 - vi. Police Stations;
 - vii. Radio and television stations;
 - viii. Telephone Exchanges;
 - ix. Water filtration plants;
 - x. Water pumping stations; and
 - xi. Water reservoirs.

**Text in [blue](#) is new language, text in ~~red-strikethrough~~ is deleted language, and text in black is existing language*

3/24/97 Zone Bd.

Section 6. Item #a.

Bolton Bright Emmet Jhon Ronly VS

1. Applicant for rezoning propy at 102 N Elida St.

Phil + Wendell Whithead: aft. discuss, request for light ind. (not zone 4 ind.)

Long for jail bus. (Sketch of bldg., propy outline.)

True-Cut Machine Shop: outgrown present place
steel + aluminum - wk. w/ sm. lathes (2 now) 6-8 employees
nothing stored, heard, smelled, etc, outside bldg.

Prefer rural, Aspell town (not superfund prob's)

(Re use shop area; could lease out office space (some not finished, some unfinished))

All storage inside. Hope to air conditioning

VS outlined / process: publ Ap 2, for public
hrg, hope for May mtg of vill. Bd.

Jhon move. Web 2nd - public hrg (Ap 28)
7:30
Long chg for joint bus. to lt ind.
VS W unan.

Q+U. Construction
 VS: ~~W. Benton~~ (W. Benton next to / vill. pr.)
 vehicles piled ~~up~~ over sidewalks, etc. Dist stored
 behind bldg. Should talk ^{to} them + also send a letter.

2. Whyo Crosses - more act. y - closer to a deal.
 We zoned dist 3, bus.; a gas sta. would ~~be~~ need a special permitted
 use.

adj.

P: 30



Village of Winnebago

PLANNING AND ZONING COMMISSION

108 West Main Street, P.O.Box 557 • Winnebago, Illinois 61088 • Tel 815.335.2020 Fax 815.335.7533

April 30, 1997

Village of Winnebago
Board of Trustees
108 W. Main St.
P.O. Box 557
Winnebago, IL 61088

Dear Trustees:

The Winnebago Planning & Zoning Commission held a public hearing at 7:30 P.M. on Monday, April 28, 1997 in the Winnebago Village Board Room at 108 West Main St., Winnebago, IL, to hear comments concerning the re-zoning of:

Property at 102 N. Elida Street
now zoned District #3 - "General
Business District". Requested to
be re-zoned to District #5 -
"Light Industrial District" for the
operation of a CNC machining business.
Petitioners: Phil & Wendell Whitehead

No comments or objections were heard from the public.

At the scheduled meeting following the public hearing the "Zoning Commission" voted to re-zone the above property District #5 "Light Industrial". (All members present voting yes).

At your next scheduled meeting (May 12, 1997), please take appropriate action to authorize an ordinance for this zoning change.

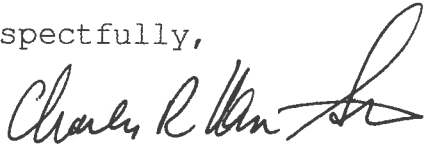
In other action the Zoning Board acted on:

- * Issued a special permitted usage in District #3 at 209 W. Main Street for "Storage & Truck Transport Activities" to Mr. Mark Hubbart.
- * Laid over the application for a special permit at 103 N. Benton Street. Reason - applicant not in attendance.

Village of Winnebago
Board of Trustees
Page 2
April 30, 1997

If you have questions concerning the above items, please
contact the Planning & Zoning Commission.

Respectfully,

A handwritten signature in dark ink, appearing to read "Charles R. Van Sickle". The signature is fluid and cursive, with a large loop at the end.

Charles R. Van Sickle
Chairman
Winnebago Planning & Zoning Commission



Agenda Item Executive Summary

Item Name Unified Development Ordinance (UDO) Table 6.2 Committee or Board Zoning

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

This item is presented for discussion regarding a proposed zoning classification or use category that is not currently addressed within the Village's zoning code. The Zoning Board has reviewed the matter and provided recommendations for consideration.

Staff has evaluated the Zoning Board's discussion and recommendations, which are included in the attached documentation, and is seeking direction from the Zoning Board on how to proceed. This may include potential text amendments to the zoning ordinance, clarification of permitted uses, or other regulatory updates to address the identified gap.

ATTACHMENTS (PLEASE LIST)

Staff Worksheet

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Kyle Okubo, Community Development Intern Date: March 31, 2026

Not Mentioned In UDO		Recommendation Action	Reasoning From UDO (If Applicable)	Notes
119	Residential Treatment Facility	Define	In District 6 Agricultural it is a Special Permitted Use due to 6.08.01. "3" "F". Which states institutions for "rehabilitation, education, or training of the disabled"	There is no definition specifically regarding a "Residential Treatment Facility." However the rehabilitation of those in need is mentioned in 6.08.01. "3" "F" as it mentions a special use in limited agriculture for "Institutions for the rehabilitation, education, or training of disabled people" which would fall under what a residential treatment facility does. A residential treatment facility focuses on substance abuse, mental illness, and other behavioral problems.
122	Boarding School	Strike	N/A	Recommendation would be to strike boarding school from the UDO at this time due to the unlikelihood of a boarding school being created in the village.
124	Dance/Art/Music Schools	Already Defined as Broader Category	In General Business District it falls under Principal Permitted Use as its an entertainment category as mentioned in 6.06.01 "1"	Recommendation would be to have Dance/Art/Music Schools zoned under General Business District as the Principal Permitted allows for entertainment activity. As these activities can be considered done for personal enjoyment.
126	Art Gallery	Already Defined as Broader Category	In General Business District it falls under Principal Permitted Use as its an entertainment category as mentioned in 6.06.01 "1"	Recommendation would be to have Art Gallery zoned under General Business District as the Principal Permitted allows for entertainment activity.
133	Opera Houses	Already Defined as Broader Category	In General Business District it falls under Principal Permitted Use as its an entertainment category as mentioned in 6.06.01 "1"	Recommendation would be to have Opera House zoned under the General Business District as the Principal Permitted Uses allows for entertainment activity.
134	Philanthropic Clubs	Define, merge with row 136 or leave separate	Civic clubs are mentioned in parking requirements on page 12-10 but they fall under the same requirements as lodges which would fall under the general category of clubs. With the general category of clubs "Social Clubs, Lodges, and Clubs" being in row 136.	The land use "philanthropic clubs" currently lacks a definition in the UDO. It is recommended that once the land use is defined it should be taken into consideration whether Philanthropic Clubs should be its own separate land use or if it should be merged with "Social Clubs, Lodges, and Clubs" (row 136) or if it should remain as its own separate land use. Civic Clubs which is mentioned in the UDO in the parking section on page 12-10 can be philanthropic but they can also have other functions not philanthropic in nature. It is also paired with "fraternal lodges" which implies equal zoning.
137	Aircraft Sales and Service	Define. Allow as "Special Permitted Use" In General Business	On page 3-27 for Vehicle Repair and Vehicle Service Facility and special use is from used automobile sales in General Business 6.06.01 "2"	"Aircraft Sales and Service" is currently not defined in the UDO. Winnebago Village in the past did have business that handled Aircraft Services from a company called Rezich and Rezich. Could be defined as broader sales category. The UDO does offer some guidance in that the term "Vehicle Service Station" and "Vehicle Repair Facility" in what defines the scope of "service" for this land use.
140	Business Services	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike business services in the UDO and have it refer to Personal Service Professional Office" in row 50.
142	Direct Mail, Advertising Office	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike Direct Mail, Advertising Office in the UDO and have it refer to Personal Service Professional Office" in row 50.
144	General Office	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike General Office in the UDO and have it refer to Personal Service Professional Office" in row 50.
146	Massage Parlor	Define	N/A	Massage Parlor currently lacks a definition in the UDO. Once defined it is recommended that this land use be placed as a Special Use in the general business district.
148	Photography Studio	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike Photography Studio in the UDO and have it refer to Personal Service Professional Office" in row 50.
150	Taxi Cab Offices	Strike	N/A	A Taxi Cab Office is unlikely to occur in the village and striking "Taxi Cab Offices" from the UDO would be recommended.
160	Resort Cabins and Lodges	Define	N/A	The land use "Resort Cabins and Lodges" is not defined. It is important to note that the term "lodge" is also used in the UDO to refer to private organizations like clubs as seen in definitions for "Club or Lodge" on page 3-6 of the UDO.
161	Shooting Ranges (Indoor)	Already Defined as Broader Category/Define	A defined land use similar to shooting ranges is "gun club" mentioned as a Special Use in District 6 (Agricultural) in 6.08.01 "3.d"	Similar to the zoned use of a "gun club" which is zoned as Special Use in Agricultural in 6.08.01.3.d. The term "Gun Club" however while accepted as a land use lacks a definition in the UDO.
162	Shooting Ranges (Outdoor)	Already Defined as Broader Category/Define	A defined land use similar to shooting ranges is "gun club" mentioned as a Special Use in District 6 (Agricultural) in 6.08.01 "3.d"	Similar to the zoned use of a "gun club" which is zoned as Special Use in Agricultural in 6.08.01.3.d. The term "Gun Club" however while accepted as a land use lacks a definition in the UDO.
168	All Other Retail Sales and Service	Define	General Business District states retail sales in its Principal Permitted Uses in 6.06.01 "1" but does not mention general services	The land use "All Other Retail Sales and Service" currently lacks a definition. It is recommended that once a definition is defined regarding its scope and services the zoning district this land use should apply to should be debated and its classification of use. While the Principal Permitted Uses in District No. 3 states "any legal retail sales" it does not mention anything about services besides "personal service professional"
173	Boat Sales and Service	Define. Allow as "Special Permitted Use" In General Business	On page 3-27 for Vehicle Repair and Vehicle Service Facility and special use is from used automobile sales in General Business 6.06.01 "2"	"Boat Sales and Service" currently lacks a definition in the UDO. A definition is recommended to articulate the scope of services regarding boats and its zoning classification. The UDO does offer some guidance in that the term "Vehicle Service Station" and "Vehicle Repair Facility" in what defines the scope of "service" for this land use.
180	Counseling Centers (non-resident)	Already Defined as Broader Category/Define	The term "medical offices" is mentioned in District 1 One Family District in 6.05.01 "1". Which is used to notify the term "Healthcare clinic" in the UDO table at row 45	The land use for "Counseling Centers (non-resident)" is not defined in the UDO. There is no mention in the UDO of Counseling Centers specifically for residents in the UDO. It is recommended that once the land use "Counseling Centers (non-resident)" is defined it should be considered whether its function provides a great enough difference to remain separate from a "Healthcare Clinic" (row 45) if its defined similar in function or if it should remain as its own category.
181	Dry Cleaning	Define	N/A	Land use needs to be defined. It is recommended to zone "Dry Cleaning" in District 3 General Business.
182	Fee Based Off-Street Parking	Strike	N/A	Fee based parking is unlikely to occur in the village unless enacted by the village itself and its implementation does not seem reasonable at this time. Recommendation would be to define fee-based parking and how it would be implemented through a physical meter or through an electronic meter.

183	Fee Based Parking Garage	Strike	N/A	Recommendation at this time would be to strike "Fee Based Parking Garage" from the UDO due to the unlikelihood of a parking garage being built in the Village at this time or the intermediate future.
185	Hospital (Mental)	Define	Mention of Hospital as a Special use in Residential Districts in 6.05.01 "2" , and 6.05.03 "2"	The definition of a hospital in the UDO does not separate between hospitals focused on surgical care or mental conditions. A hospital in the definition includes "does not distinguish between a "medical" hospital and a "mental hospital". It should be defined whether a mental hospital is intended to be zoned the same as a hospital or if it should possess its own unique zoning category.
189	Landscaping Materials (Bulk)	Define	N/A	Lacks definition in the UDO on what constitutes as landscaping materials and whether the materials are intended to be stored indoors or outside. Recommendation would be to zone "landscaping materials (bulk) as special use in General Business due to similarities with "Wholesale sales outlets
190	Laundromat	Define	N/A	Laundromat currently isn't defined in the UDO. Once defined it is recommended that the land use be zoned as under the "General Business District".
191	Manufactured Building Sales & Service	Define	N/A	There is no definition regarding "Manufactured Building Sales & Service." It is recommended that the definition of this land use should consider the scope of what "Manufactured Building Service" could entail and what zoning district it would best be classified under.
192	Party Rental	Define	6.06.01 "1" mentions legal retail sales. While rental isn't a sale it's similar in that the item is "sold" but for a time period.	Land use not defined in the UDO. Party Rental can include inflatables like bouncy houses, tables, and tents. It is recommended that once defined that party rental be zoned in District 3 General Business.
193	Personal Services	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike professional services in the UDO and have it refer to Personal Service Professional Office" in row 50.
194	Pet Shop	Define	General Business District in its Principal Permitted Uses 6.06.01 "1" mentions legal retail sales	Pet Shop is not currently defined in the UDO. It can be further clarified and defined to prevent someone from trying to sell a large animal like a horse. Once defined the land use "Pet Shop is recommended to be zoned as General Business.
195	Plumbing Sales and Service	Define, zone under General Business or General Industrial depending on intent.	On page 12-9 under the minimum number of parking spots the term contractor shops (plumbing) is stated.	Plumbing sales and services is not currently defined in the UDO. Recommendation for zoning classification is based on the scope of plumbing services based on whether the service is towards more residential or industrial servicing. Wording on the UDO for the minimum number of parking spaces says "contractor shops" and states residential.
199	RV Sales and Service	Define. Allow as "Special Permitted Use" In General Business	On page 3-27 for Vehicle Repair and Vehicle Service Facility and special use is from used automobile sales in General Business 6.06.01 "2"	RV Sales and Service is currently not defined in UDO. Similarly to "Boats Sales and Service" (row 173) the scope of "RV Services" should be defined to determine the zoning category of this land use. Service Stations are defined in the UDO and most vehicle sales except for industrial equipment are generally classified as commercial. The UDO does offer some guidance in that the term "Vehicle Service Station" and "Vehicle Repair Facility" in what defines the scope of "service" for this land use.
201	Tailor	Strike	Duplicate of "Personal Service Professional" in 6.06.01 "1" in Principal Permitted Use	Recommendation would be to strike Tailor in the UDO and have it refer to Personal Service Professional Office" in row 50.
207	Truck Stop/Travel Plaza	Strike "Travel Plaza", Clarify "Truck Stop", state zoning category.	Truck Stop defined on page 3-27 , mentions it's a kind of service station. Service Station is defined on page 3-22 and is listed as a Special Permitted Use in the General Business Districts 6.06.01 "2" .	While "Truck Stop" is defined the term "Travel Plaza" is not defined. The term "Truck Stop" is mentioned on page 3-27 and is defined as a large roadside service station. Service station is defined in the UDO under page 3-22. Service Stations are allowed as a Special Permitted Use in the General Business Districts 6.06.01. "2".
210	Abrasive Manufacturing	Define, Zone under General Industrial	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	Abrasive Manufacturing is not defined in the UDO. Once defined it is recommended in the "General Industrial" Category as a Principle Permitted Use.
211	Acid and Chemical Manufacturing	Define, zone under General Industrial	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	Acid and Chemical Manufacturing currently lacks a definition in the UDO. Once the land use is defined it is recommended that this land use be classified under the zoning district of RTMP due to the 6.09.01.4.d where it talks about the production of chemicals related to the production of fuels. It is recommended that this land use should also be renamed to include storage due to the similarities with land use "Chemical and/or Mineral Processing and Storage" (row 217).
212	Anhydrous Ammonia Storage	Define, Zone under Agricultural, Limited Agricultural, General Industrial, and RTMP.	Mentioned in UDO under uses classified as agricultural in 6.08.01 in "2.a" and limited agricultural 6.08.02 "2" and general industrial under 6.07.01 "0.1" where it allows for any structural uses commonly related to agricultural.	Anhydrous Ammonia is a commonly used as a fertilizer and is stored in pressurized tanks. Anhydrous ammonia poses risks to human health if not handled correctly. While the Illinois Department of Agriculture requires Illinois Farmers to complete certification training it is recommended that the UDO define and clarify safe storage of Anhydrous Ammonia along with setbacks. Due to wording regarding the Agricultural District in 6.08.01.2.a and Limited Agriculture under 6.08.02 "2" the wording "Uses commonly classified as agricultural, but including and limited to the growing of farm crops... together with the operation of machinery or vehicles incidental to the above uses". anhydrous ammonia should be classified as a permitted use in the District 6 Agricultural and District 7 Limited Agr. It is recommended that the district RTMP should allow greater storage of Anhydrous Ammonia as a special use due to its use in manufacturing but should face more restrictions due to the increased storage.
217	Chemical and/or Mineral Processing and Storage	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	Chemical and/or Mineral Processing and Storage currently lacks a definition regarding this land use. It is recommended that due to wording in the RTMP under 6.09.01.4.d that this land use should be special use in the UDO once specifications regarding this land use are created. It is also recommended to consider whether this land use or "Acid and Chemical Manufacturing" (row 211) should be renamed due to similarities regarding chemicals, or if the term "processing and storage" justifies the separation between the two land uses.
218	Contractor Operations and Storage - Indoor	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	Contractor Operations and Storage Indoor needs to be defined on the type of work expected. Once defined it is recommended in the "General Industrial" Category as a Principle Permitted Use.

219	Contractor Operations and Storage - Outdoor	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The type of work expected of Contractor Operations and Storage needs to be defined. Once defined it is recommended in the "General Industrial" Category as a Principle Permitted Use.
222	Equipment Rental - Indoor	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The type of equipment rental expected to be used indoors should be defined to regulate or limit indoor equipment that differs between heavy intensive uses. For example a Rug Doctor and platform lift are both types of indoor rental equipment.
223	Equipment Rental - Outdoor	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	Outdoor Rental Equipment lacks a definition in the UDO. Outdoor rental equipment can refer to a larger variety of equipment like tractor trailers, rideable lawnmowers, chainsaws, flood lighting, and excavators. Scope of it could call for General Industrial for larger equipment or Commercial depending on the Definition and placement.
224	Fat Rendering, Fertilizer or Glue Manufacturing	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The land uses mentioned in this category need to be defined due to a lack of a definition. Once defined it is recommended in the "General Industrial" Category as a Principle Permitted Use.
231	Mobile/Modular Home Manufacturing	Semi-Defined (Definition is given but not for manufacturing), classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The land uses mentioned in this category need to be defined due to a lack of a definition. Once defined it is recommended in the "General Industrial" Category as a Principle Permitted Use.
242	Solid Waste Disposal Sites	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The land use "Solid Waste Disposal Sites" is not currently defined in the UDO. Solid Waste Disposal Sites are generally focused on the disposal of trash and includes landfills. Solid Waste Disposal Sites generally aren't considered the same as "Junk Yards" due to their focus on materials that are more easily harvested or recycled like appliances. The term "Junkyard and Salvage Yard" are defined in the UDO while Solid Waste Disposal Sites currently isn't. It is recommended that this kind of land use should be discussed with special consideration due to the unique nature of this land use.
243	Solid Waste Facility - Medical/Hazardous Waste Transfer	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	This land use currently lacks a definition in the UDO. A Solid Waste Facility that engages in the waste transfer of Medical/Hazardous waste is a location where these kinds of materials are temporarily gathered before being sent off to a disposal site. For example a hospital with medical waste would have used needles be sent here first before being sent to a disposal site. It is recommended that further discussion regarding this land use be held to determine aspects of this land use.
244	Solid Waste Facility - Non-Hazardous Waste Transfer	Define, then classify wanted zoning category	District 4 General Industrial allows for any structure not used for dwelling purposes as a permitted use under 6.07.01 "1"	The land use "Solid Waste Facility - Non-Hazardous Waste Transfer" currently lacks a definition in the UDO. This land use is similar to land use 243 which handles the transfer of medical and hazardous waste transfer. Unlike the Medical/Hazardous Waste Transfer this land use focuses on non-hazardous material and would likely have less strict standards from the state and federal government. It is recommended that further discussion be held on the zoning of this particular land use.
248	All Other Aviation or Surface Passenger terminals	Strike	N/A	Recommendation is to strike "All Other Aviation or Surface Passenger Terminals" due to the unlikelihood of a passenger or surface terminal being constructed in Winnebago.
250	Bus / Railroad Depot	Define, then classify wanted zoning category	In light industrial under 6.07.02 it states that Public and Community service uses such as "bus terminals, bus garages, and bus lots" are a principal permitted use.	Depot is not defined in UDO whether it is a storage site for maintenance, a place where vehicles are stored when not in use, or a stop where passengers or goods are picked up and deposited. While the term "bus garage" is not defined in the UDO it is mentioned in light industrial. The usage in that section 6.07.02 "3" implies transportation. Recommendation would be to define "Bus/Railroad Depot" and then determine if a land use is wanted by the village.