



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING AGENDA

Tuesday, January 06, 2026 at 6:00 PM

108 West Main Street and Virtually

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

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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 December 2, 2025](#)

6. **DISCUSSION**

- a. Unified Development Land Use Table 6.02

7. **NEW BUSINESS**

8. **STATUS OF ZONING RECOMMENDATIONS TO BOARD**

- a. Zoning of 9714 Cunningham Road

9. **EXECUTIVE SESSION**

10. **ADJOURNMENT**

Posted: December 30, 2025 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  
/s/ Kellie Symonds, Deputy Clerk



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING MINUTES

Tuesday, December 02, 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, and Brian Martin; ABSENT: Irv Koning and Riley Pitney

Guests: Attorney Mary Gaziano, Administrator Dienberg.

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 November 4, 2025

Chairman Emmert made a motion to approve the minutes of November 4, 2025, as presented, seconded by Mr. Booker. Attorney Gaziano noted that on page 2 the word "agriculture" should be "agricultural" occurring in two places. Chairman Emmert amended the motion to to approve the minutes with the changes as discussed, seconded by Mr. Booker. The motion carried unanimously, hearing no objections.

### 6. DISCUSSION

#### a. Meeting Schedule for 2026

Administrator Dienberg suggested that the Zoning Board adopt its own rules or procedure as stated in the Unified Development Ordinance Section 4.02.02 (4) Meetings. Chairman Emmert made the motion to hold the Zoning Board meetings on the first Tuesday of each month, seconded by Mr. Martin. The motion carried unanimously, hearing no objections.

#### b. Table 6.2: Land Use

Administrator Dienberg reported that staff had reviewed **Table 6.2: Land Use** and recommended removing the specific uses marked with red strikethroughs on the provided chart. Attorney Gaziano suggested conducting a word search for each of the identified use to ensure they are not referenced elsewhere in the text of the Unified Development Ordinance (UDO). Chairman Emmert agreed, noting that the table should be consistent with the UDO text.

**7. NEW BUSINESS**

None noted.

**8. STATUS OF ZONING RECOMMENDATIONS TO BOARD**

No updates were noted.

**9. EXECUTIVE SESSION**

No Executive Session needed.

**10. ADJOURNMENT**

Chairman Emmert made a the motion to adjourn, seconded by Mr. Booker. Meeting adjourned at 6:18 p.m.

UNAPPROVED

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Prepared by: Kellie Symonds, Deputy Clerk