



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING AGENDA

Tuesday, March 18, 2025 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

It is recommended that a written request to address the Village Board by non-members should be submitted via mail, hand delivery, or the Village Website to the Village of Winnebago Office located at 108 West Main Street, Winnebago, Illinois, 61088, by 12:00 Noon on the day of the meeting scheduled by the Village authorities in which the speaker would like to participate. Alternatively, speakers may fill out the form at the meeting to sign up for public comment. Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be allowed for public comment at each meeting.

5. APPROVAL OF MINUTES
6. DISCUSSION
 - a. Park Hills Church Variance Request
7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT

Posted: March 13, 2025 at 3:15 p.m. at 108 W. Main Street, Winnebago, IL
and online at www.villageofwinnebago.com Tel 815.335.2020 | Fax 815.415-8491



Agenda Item Executive Summary

Item Name Park Hills Church Variance Request Committee or Board Zoning Board

BUDGET IMPACT

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

EXECUTIVE SUMMARY

Park Hills Church has submitted a request for a variance to allow an offsite parking area as part of its proposed expansion at 500 W Winnebago Street. The request arises due to a conflict with the Village's Unified Development Ordinance (UDO) Article 12.14(2), which prohibits paving for parking lots in front or side yards abutting a street in residential zones.

The petitioner explored alternatives, including rezoning or reconfiguring the parking area to comply with the UDO. However, rezoning would introduce new setback and lighting challenges, while relocating the parking lot would interfere with stormwater management, require significant tree removal, and reduce accessibility for congregants.

During the February 4, 2025, Zoning Board meeting, members discussed whether a broader zoning amendment would be more appropriate than a variance but did not reach a final decision. While the Zoning Board continues to evaluate potential ordinance changes, the petitioner has opted to proceed with its variance request.

Given the site's unique conditions, the petitioner believes the proposed parking layout will best serve its congregation while also providing additional community parking for events at the adjacent Lighted Diamond. A public hearing is scheduled for March 4, 2025, to gather input on the request.

ATTACHMENTS (PLEASE LIST)

Park Hills Church Variance Request, Draft Minutes from the meetings on 3/18/25

ACTION REQUESTED

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

MOTION: I MOVE TO APPROVE THE VARIANCE REQUEST FROM PARK HILLS CHURCH TO ALLOW THE PROPOSED OFFSITE PARKING AREA AS OUTLINED IN THE SUBMITTED SITE PLAN.

Staff: Joseph Dienberg, Village Administrator Date: 3/18/2025



Jan 31, 2025

Bill Emmert
Chairman, Village of Winnebago Zoning Board
108 West Main Street
Winnebago, IL 61088

Dear Mr. Emmert,

Park Hills Church is requesting consideration by the Village of Winnebago Zoning Board for a variance related to a proposed expansion for our church located at 500 W Winnebago Street. I believe it is already on your agenda for the regular Feb 4th meeting. In addition to the required documentation, I wanted to provide some background to our request.

The church was originally started by members of the Evangelical Congregational Denomination in 1977. At that time, they were meeting in various places until the congregation grew and they built the small church building located at 500 W Winnebago Street. We have been holding regular church services at this location since about 1986. The current building is only a portion of what was originally planned and designed. The congregation built the portion of the church they could afford at the time with the goal of completing the building as the congregation grew. Unfortunately, the size of the building limited the size of the congregation such that accumulating the funds needed for the expansion was not possible. In 2019 the members of the Winnebago Evangelical Congregational Fellowship merged with a Park Hills Church (main campus in Freeport) to become Park Hills Church – Winnebago Campus. In May of 2023, we started the process expanding the church as was originally planned by the founders. After several meetings with the village, permit ready Site and Building plans were submitted for review and approval in early October 2024.

On Jan 24th, 2025 we were notified by the Village of an issue with the planned location of the parking area. The location originally envisioned for parking is now in violation of the 2019 UDO Article 12.14 (2) as we are zoned District No 1, Single Family Residential. Since receiving notice of non-conformance, we have examined different options and believe the best course of action would be to request consideration for a variance to allow the offsite parking location to remain as designed on our Site Plan.

Village Administrator, Joey Dienberg has been helpful in providing guidance in the process. Attached are the documents requested in the new Zoning Application he provided. We plan to have our Lead Pastor, Chris Stukenberg as well as our Associate Winnebago Campus Pastor Mark DeWall at the meeting on Tuesday Feb 4th. I will join via online connection as I will unfortunately be out of town next week.

Thank you for your consideration of our request. I will be your primary contact for any questions or additional information needed as we work through the process. I can be reached at rich.graham@parkhillsefc.org or via cell phone at 815-821-5019.

Sincerely,

Rich Graham
Executive Pastor
Park Hills Church

CC Joey Dienberg, Frank Eubank

2525 W Stephenson St - Freeport, IL 61032
815-232-6159
www.parkhillchurch.com



Park Hills Church Request for Variance – January 31, 2025

During the Village of Winnebago (VOW) engineering review of the proposed expansion of the Park Hills Church at 500 W Winnebago Street – it was identified that the current zoning requirements are in conflict with the proposed expansion. As noted in points 6, 7, & 8 from the Jan 24th letter from Fehr- Graham to Frank Eubank:

"Per Village UDO Article 12.14(2) Required Setbacks, no paving for parking lots is permitted within front or side yards abutting a street on land zoned for residential activity. In addition, "Ensure all setback requirements for parking lots meet the Village UDO requirements in Article 12.14". Finally, "Ensure building setback meets Village Zoning Ordinance requirements"

We see three possible options to resolve the conflict with the UDO and the site plans submitted:

- Option 1 – request zoning change to a classification that would allow the parking area as drawn.
- Option 2 – re-engineer the parking area to meet UDO 12.14(2) as currently zoned
- Option 3 – request a variance from UDO 12.14(2) to allow the parking area to remain in the location as designed.

After our review of the UDO zoning options, the current site conditions and the other functional requirements of the building and parking area we have determined the most advantageous path forward would be requesting a variance. Basis for our request is noted below as we look at each option.

Option 1

Our reading of the UDO indicates the only permitted zoning classifications (other than District No.1/2 Residential) that would allow a parking area as drawn are General Industrial and Agricultural. While re-zoning the area "Agricultural" would alleviate the compliance issue, the classification seems to be outside the general purpose and intent of that type of District and as such is not considered a viable option. Districts No. 3, 5, & 8 do not list "Church" as a permitted use in the UDO.

The initial review conflicts in re-zoning to District No.4 - General Industrial are as follows:

- **Yard Requirements**
 - The existing building does not meet the required Front Yard Requirement of Fifty (50) feet 6.07.01(5)a. Even in that were allowed per an approved variance we would need a variance for the proposed new addition to allow for sufficient connection between the new and existing building that would limit the overall effectiveness of the building.
 - The as drawn parking area would not allow for the required forty (40) foot side yard separation 6.07.01(5)b between the General Industrial zone and the adjacent Residential zone. The current parking plan is in compliance with the Residential side yard separation of 12' minimum. Reducing the parking area by 28' on the East side would reduce the number of required parking spots required in the 12.10 Schedule of Required Parking.
- **Parking Lot Lighting**
 - Reviewing 9.03.05(3)b lighting requirements. Industrial Zoning Districts require significantly higher minimum lighting for parking areas as compared to the Residential requirements. We are concerned that the additional minimum lighting requirement would be a nuisance to the adjoining properties who are all residential. The as drawn lighting plan meets the residential lighting requirements.

Option 1 Conclusion – It is possible that there are other conflicts in District No. 4 not yet identified, but we believe that the items above present enough of a concern to make the change to this district not viable because compliance to other aspects of the UDO present significant issues to the overall project.

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815-232-6159
www.parkhillchurch.com



Option 2

We completed a preliminary review of the options available to re-engineer the parking area to comply with both the District No. 1 zoning requirements of driveway only in the side yard and parking in the rear while also considering the UDO 12.10 Schedule of Required parking.

The preliminary review concerns are as follows:

- **Available Space**
 - The lot space in the back of the property is needed to meet the Detention Pond and runoff requirements per the UDO to accommodate 100-year flood conditions. The movement of the parking lot would reduce the size of the detention pond which appears to make the pond non-compliant to current UDO standards.
 - Reducing the size of the parking area to fit with the detention pond would not allow for the required parking lot space per the UDO 12.10 Schedule of Required Parking.
- **Functional Impact**
 - Moving the parking area to the back of the building would require the majority of the congregants to walk around the building to the main entrance which is a significant inconvenience for many.
- **Neighborhood Impact**
 - Moving the parking area to the back yard of the church would greatly disturb the natural setting of the property by requiring nearly all the trees to be removed from the property to try and fit the parking in that area. This beautiful natural setting of the building and the neighborhood.

Option 2 Conclusion – It is possible that there are other conflicts in the move of the parking area not identified in the initial review. However, the discussion with the Civil Engineer indicates that this is not a feasible option to stay in compliance with the water mitigation aspects of the UDO. We would need to start a new and comprehensive engineering study with limited opportunity for successful implementation.



Option 3

As a result of our review - We are requesting the Village of Winnebago Zoning board accept our application for a variance in accordance with UDO 15.03 (3) **Variances & Findings of Fact**. here are the responses to the 15.03 Variances and Findings of Fact for your consideration:

- a. That there are special circumstances, applying to the land or buildings for which the variance is sought, which circumstances are peculiar to such land or buildings and do not apply generally to land or buildings in the vicinity;**

PHC Response: The difficulty of moving the parking to the back of the lot are: Shaping of the parking area would not allow for the number of spaces required by UDO 12.10 without impacting the required water detention requirements. This would also require removal of many of the trees and natural foliage that make the property attractive to the neighborhood and also help with water run-off issues. There would also be potential issues with close proximity to the creek located to the south of the property with the elimination of the buffer between the impervious surfaces. The current location allows for separation from the creek, collection of water per UDO requirements and movement to the properly sized detention pond before discharge. The proximity of the proposed parking area is close to the current parking areas that have been used for over 30 years. The proposed parking also provides opportunity community parking for games and events at the park North of the church.

- b. That said circumstances are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or buildings;**

PHC Response: Without the variance, the new addition would not be able to comply to the required parking ordinance which would then not allow for the construction of the addition that is needed for future church growth. The land identified for the new addition and parking area were part of the original purchase of the land and were part of the original plans for expansion when the existing church was built.

- c. That the variance as granted by the Zoning Board of Appeals is the minimum variance that will accomplish the reasonable use of land or building in question;**

PHC Response: Granting the variance that would allow the parking area per the submitted drawing would eliminate any further variance requests or the complications of requesting a zoning change which would be a very significant cost impact and may lead the expansion to be unfeasible.

- d. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

PHC Response: The placement of the parking areas will not be detrimental to the neighborhood appearance. As the church only borders the back yards of the homes in the area, it would not adversely impact the neighborhood look or feel. Having off-street parking would most likely enhance the area look in that for the past 30ish years the church members have been parking in a small area in front of the church, along the street, and across the street in the grass. This parking addition will bring those cars onto the church property and would improve the overall neighborhood view/feel.

- e. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.**

PHC Response: The purpose for the church expansion is that the physical size of the current building does not allow for the church growth that we are experiencing. We are limited in space for children, youth and adult

2525 W Stephenson St - Freeport, IL 61032

815-232-6159

www.parkhillchurch.com



gatherings. The denial of the parking variance would not allow for the church expansion to occur which then limits the future growth of the church. This would most likely require us to re-locate entirely so that we can accommodate the church growth and increased community we are experiencing.

- f. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the petitioner.**

PHC Response: The church property was purchased over 35 years ago with the vision of this expansion of the building and parking area roughly as currently proposed. The original ordinance (originally published in 1957 and subsequently amended prior to being superseded by the current UDO) did not include the current requirements when the property was purchased. Park Hills Church has not initiated any actions or had any inaction that would lead to the non-compliance.

- g. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.**

PHC Response: The variance will alleviate the hardship that strict compliance would inflict due to the upgraded and updated UDO adopted since the property was originally purchased.

- h. The denial of the proposed variance will deprive the petitioner the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.**

PHC Response: First Presbyterian Church of Winnebago, 208 W Winnebago Street (approximately 840' East of the Park Hills Property) has parking areas that are in the front (North) and side (East) in relationship generally similar to what Park Hills is requesting. Our requested variance would align our proposed use with their current use.

- i. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested.**

PHC Response: The parking area requested will be appropriate for the use of the church, it is compatible with other parking areas in the vicinity, except that it will be landscaped to meet current standards and will be complimentary to the local feel with natural plantings and appropriate lighting per UDO 12.17. Safety is always a concern at churches with many activities that occur at night. Having the parking area close to the road and public areas instead of located behind the building that is an undeveloped location would provide a safer and more secure public parking area for church and non-church use.

PLANNING & ZONING APPLICATION**Applicant Information**

Name: Rich Graham, Executive Pastor for Park Hills Church
Address: 500 W Winnebago St, Winnebago IL 61088
Phone: 815-232-6159
Email: Rich.Graham@parkhillsefc.org

Owner Information

Name: Park Hills Church
Address: 2525 West Stephenson Street, Freeport, IL 61032
Phone: 815-232-6159
Email: Rich.Graham@parkhillsefc.org

Action Requested

Zoning Map Amendment (Zoning Change)	Planned Residential Development (PRD)
Special Use Permit	Appeal
☒ Variance	Text Amendment

Detail of Request: Variance for parking area related to the expansion of the existing church building. See attached

Legal Description: (attach a separate sheet if necessary)

Lot Two (2) and the North 63 feet of Lot Three (3) min Block-72 as designated upon the plat of Canal Trustee's Addition to the Town of Winnebago, the Plat of which Addition is recorded in Book 32 of Deeds on page 320 in the Recorder's Office of Winnebago County, Illinois, the South line of said tract being parallel with the south line of said Lot Three (3) and that part of the East Half (1/2) of vacated Leavitt Street lying West and adjoining said tract vacated by Ordinance recorded May 8, 1979 in said Recorder's Office in Microfilm No. 7911-0291; situated in the Township of Winnebago, County of Winnebago and State of Illinois.

ALSO, the North 130.0 feet of the West 74.25 feet of Lot One (1) in the Block Seventy-two (72) as designated upon the Plat of Canal Trustee's Addition to the Town of Winnebago, the Plat of which Addition is recorded in Book 32 of Deeds on page 320 in the Recorder's Office of Winnebago County, Illinois, the South line of said tract being parallel with the North line of said lot, and the East line of said tract being parallel with the East line of said lot; situated in the Township of Winnebago, County of Winnebago and State of Illinois.

GIS Description: Canal Trustees ADD N 130 FT W 74.25 FT Lot 1 All Lot 2 & N 63 FT Lot 3 Also E 1/2 Vac Leavitt St W of Adj Lot 3 Block 72

PIN Number(s): 1408455014

Current Zoning District: District No. 1 – One-Family Residential District

Lot Size: 2.24 acres, or 97,388 square feet

Adjacent Properties (provide as a separate sheet if necessary)**NORTH:**PIN Number(s): 1408453012

✕ Property Owner(s):

Mailing Address(s): 219 S Swift StreetLand Use: Rural Prop + Imprv

PIN Number(s): 1408453011

✕ Property Owner(s):

Mailing Address(s): 223 S Swift StreetLand Use: Single Family Residence

PIN Number(s): 1408453013

✕ Property Owner(s):

Mailing Address(s): 221 S Swift StreetLand Use: Single Family Residence**EAST:**PIN Number(s): 1408455006

✕ Property Owner(s):

Mailing Address(s): 301 S Swift StreetLand Use: Single Family ResidencePIN Number(s): 1408455007

✕ Property Owner(s):

Mailing Address(s): 303 S Swift StreetLand Use: Single Family Residence

PIN Number(s): 1408455008

✕ Property Owner(s):

Mailing Address(s): 307 S Swift Street

Land Use: Single Family Residence

PIN Number(s): 1408455009

✕ Property Owner(s):

Mailing Address(s): 311 S Swift Street

Land Use: Single Family Residence

PIN Number(s): 1408455004

✕ Property Owner(s):

Mailing Address(s): 313 S Swift Street

Land Use: Single Family Residence

SOUTH:

PIN Number(s): 1408455015

✕ Property Owner(s):

Mailing Address(s): 415 W Cunningham Dr

Land Use: Single Family Residence

WEST:

PIN Number(s): 1408454020

✕ Property Owner(s):

Mailing Address(s): Cunningham Rd

Land Use: Six Family Residence

PIN Number(s): 1408454019

✕ Property Owner(s):

Mailing Address(s): Clayton Ct

Land Use: Four Family Residence

PIN Number(s): 1408454018

✕ Property Owner(s):

Mailing Address(s): Clayton Ct

Land Use: Four Family Residence

PIN Number(s): 1408454017

✕ Property Owner(s):

Mailing Address(s): Clayton Ct

Land Use: Four Family Residence

Development Team (please include phone, fax, email and mailing address for any that apply).

Project Manager: Rich Graham, Executive Pastor. 815-821-5019 (mailing address same as applicant)
Developer: Scott Winter, Winter Construction, 1840 S Walnut Rd, Freeport, IL 61032 815-235-1234
Attorney: N/A
Engineer or Surveyor: Dave Weber P.E, 815-288-2261 Willett & Hoffman, 698 Timber Creek Rd, Dixon, IL 61021
Other: Architect – David Wilde, Wildesign Architects, 720 Suncrest Drive, Aurora, IL 60506

Adjacent Properties (provide as a separate sheet if necessary)

I, the applicant(s), of the above legally described property on which the above action is requested, provided answers to the questions herein that are true to the best of my knowledge. The property owner(s) of the above legally described property on which the above action is requested, is aware or will be informed about the request made herein.

By virtue of my application for the above action, I do hereby declare that the appropriate Village staff, appointed, and elected officials responsible for the review of my application are given permission to visit and inspect the subject property for the above requested action in order to determine the suitability of the request.

Applicant(s) Signature: Rich Graham Date Signed: 1-31-25

Owner(s) Signature: Rich Graham Date Signed: 1-31-25

_____ Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

NOTES:

- If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.
- If the applicant is a corporation, provide as a separate attachment, a statement verifying the correct names and addresses of all officers and directors of the corporation and all of the stockholders or shareholders owning an interest in excess of 20% of all the outstanding stocks or shares of the corporation.
- If the applicant is a partnership, joint venture, syndicate, or unincorporated voluntary association, then provide as a separate attachment, a statement verifying the correct names and addresses of all partners or members of the partnership, joint venture, syndicate, or unincorporated voluntary association.

TO BE COMPLETED BY VILLAGE OFFICE	
Pre-Application Meeting Date: _____	Application Date: _____
Staff Attending: _____	ZBA Hearing Date: _____
Fee Paid: \$ _____	Village Board Meeting Date: _____
Receipt # _____	



Winnebago Layers Summary | 1/30/2025



W WINNEBAGO ST

Pin	Alt.Pin	Property Size
1408455014	512A191J	Sq. Feet: 97388 Acres: 2.24
Legal Description CANAL TRUSTEES ADD N 130 FT W 74.25 FT LOT 1 ALL LOT 2 & N 63 FT LOT 3 ALSO E 1/2 VAC LEAVITT ST W OF & ADJ LOT 3 BLOCK 72		

Property Use

Use Code	Description
9074	Exempt Prop Relig Prop

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

No fair market values to display.

Exemptions

Code Description	Max Amount
Exempt Parcel	\$0.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
9/5/2019	20191029938	\$0.00	D

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



219 S SWIFT ST

Pin	Alt.Pin	Property Size
1408453012	null	Sq. Feet: 36365 Acres: 0.83
Legal Description CANAL TRUSTEES ADDN COMM SE COR LT 5 BLK 65 TH N 109 FT TO POB TH N 122 FT E 297 FT S 122 FT TH W 297 FT TO POB PT LTS 4 & 5 BLK 65		

Property Use

Use Code	Description
0011	Rural Prop+Imprv

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$180,760.00	\$4,727.42	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00
Senior Citizen	\$5,000.00

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

WIN GIS | Winnebago Layers Summary | 1/30/2025



221 S SWIFT ST

Pin	Alt.Pin	Property Size
1408453013	null	Sq. Feet: 19108 Acres: 0.44
Legal Description CANAL TRUSTEES ADDN COMM SE COR LT 5 BLK 65 TH N 49 FT TO POB TH N 60 FT E 297 FT S 60 FT TH W 297 FT TO POB PT LT 5 BLK 65		

Property Use

Use Code	Description
0011	Rural Prop+Imprv

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$164,320.00	\$4,681.44	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
12/22/2016	20171000565	\$132,000.00	YR
12/11/2016	20171000564	\$1,000.00	YR

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

WIN GIS | Winnebago Layers Summary | 1/30/2025



223 S SWIFT ST

Pin	Alt.Pin	Property Size
1408453011	512A182	Sq. Feet: 15516 Acres: 0.36
Legal Description CANAL TRUSTEES ADD S 49 FT LOT 005 BLOCK 065		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$159,190.00	\$4,517.20	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
6/13/2019	20191020271	\$128,000.00	WD
11/14/2008	0853545	\$145,000.00	NOTAD
9/22/2004	0464949	\$0.00	D
5/30/2003	0350533	\$123,000.00	WD
11/22/1993	2097569	\$51,000.00	MISC

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

WIN GIS | Winnebago Layers Summary | 1/30/2025



301 S SWIFT ST

Pin	Alt.Pin	Property Size
1408455006	512A192	Sq. Feet: 13228 Acres: 0.30
Legal Description CANAL TRUSTEES ADD N58.425 FT E222.75FT LOT 001 BLOCK 072		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$132,220.00	\$3,174.46	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00
Senior Citizen	\$5,000.00

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

WIN GIS | Winnebago Layers Summary | 1/30/2025



303 S SWIFT ST

Pin	Alt.Pin	Property Size
1408455007	512A193A	Sq. Feet: 12766 Acres: 0.29
Legal Description CANAL TRUSTEES ADD S 58.43 FT N 116.85 FT E 222.75 FT LOT 1 BLOCK 72		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$184,630.00	\$5,331.20	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
2/26/2021	2021008302	\$161,000.00	MISC
5/17/2008	0831014	\$0.00	D
2/14/2003	0327316	\$50,000.00	EX

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



307 S SWIFT ST

Pin	Alt.Pin	Property Size
1408455008	512A194	Sq. Feet: 17182 Acres: 0.39
Legal Description CANAL TRUSTEES ADD S83.15 FT E148.5FT LOT 1 + N36.85 FT E148.5FT LOT 004 BLOCK 072		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$141,250.00	\$3,943.16	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
11/15/1993	2095866	\$84,500.00	MISC

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



311 S SWIFT ST

Pin	Alt.Pin	Property Size
1408455009	512A195	Sq. Feet: 14991 Acres: 0.34
Legal Description CANAL TRUSTEES ADD S 100 FT N 136.85 FT E 148.5 FT LOT 004 BLOCK 072		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$106,310.00	\$2,825.24	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
3/17/2004	0632849	\$0.00	D

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out

WIN GIS | Winnebago Layers Summary | 1/30/2025



313 S SWIFT ST

Pin	Alt.Pin	Property Size
1408455004	512A191A	Sq. Feet: 43281 Acres: 0.99
Legal Description CANAL TRUSTEES ADD N13FT W 148.5FT LOT 5 + W148.5FT LOT 4 + S70FT W148.5FT LOT 1 + N13.15FT S83.15FT E 74.25FT W148.5FT LOT 001 BLOCK 072		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$12,950.00	\$414.30	328

Exemptions

No exemptions to display.

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
10/24/2018	20181032055	\$0.00	D
10/24/2018	20191014538	\$0.00	D

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



415 W CUNNINGHAM DR

Pin	Alt.Pin	Property Size
1408455015	512A191H	Sq. Feet: 83664 Acres: 1.92
Legal Description CANAL TRUSTEES ADD S 325 FT W 234.43 FT OF LOTS 3 & 6 & E 1/2 VAC LEAVITT ST W OF & ADJ LOTS 3 & 6 BLOCK 72		

Property Use

Use Code	Description
0031	Single Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$125,590.00	\$2,962.12	328

Exemptions

Code Description	Max Amount
Owner Occupied	\$6,000.00
Senior Citizen	\$5,000.00

Sale History

No sale history data to display.

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



CUNNINGHAM RD

Pin	Alt.Pin	Property Size
1408454020	512A190N	Sq. Feet: 26378 Acres: 0.61
Legal Description RE-PLAT OF BLK 71 OF CANAL TRUSTEES ADD IN PT SE1/4 SEC 9-26-11 LOT 1 & W 1/2 VAC LEAVITT ST E OF & ADJ LOT 1		

Property Use

Use Code	Description
0036	Six Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$277,090.00	\$8,865.16	328

Exemptions

No exemptions to display.

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
12/1/2011	20121002341	\$599,922.00	YR
1/28/2009	0906273	\$1,000,000.00	MULTI
1/28/2009	0906274	\$1,000,000.00	MULTI

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



CLAYTON CT

Pin	Alt.Pin	Property Size
1408454019	512A190P	Sq. Feet: 25716 Acres: 0.59
Legal Description RE-PLAT OF BLK 71 OF CANAL TRUSTEES ADD IN PT SE1/4 SEC 9-26-11 LOT 2 ALSO W 1/2 VAC LEAVITT ST E OF & ADJ LOT 2		

Property Use

Use Code	Description
0034	Four Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$77,620.00	\$2,483.52	328

Exemptions

No exemptions to display.

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
7/22/2024	2024017175	\$1,600,000.00	WD
10/11/1996	9652161	\$706,677.00	TRD

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



CLAYTON CT

Pin	Alt.Pin	Property Size
1408454018	512A190Q	Sq. Feet: 32722 Acres: 0.75
Legal Description RE-PLAT OF BLK 71 OF CANAL TRUSTEES ADD IN PT SE1/4 SEC 9-26-11 LOT 3 & W 1/2 VAC LEAVITT ST E OF & ADJ LOT 3		

Property Use

Use Code	Description
0036	Six Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$95,230.00	\$3,046.70	328

Exemptions

No exemptions to display.

Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
7/22/2024	2024017175	\$1,600,000.00	WD

Flood Hazard Zones

Flood Zone Type	In/Out
X	Out



Winnebago Layers Summary | 1/30/2025



CLAYTON CT

Pin	Alt.Pin	Property Size
1408454017	512A190R	Sq. Feet: 48397 Acres: 1.11
Legal Description RE-PLAT OF BLK 71 OF CANAL TRUSTEES ADD IN PT SE1/4 SEC 9-26-11 LOT 4 & W 1/2 VAC LEAVITT ST E OF & ADJ LOT 4		

Property Use

Use Code	Description
0036	Six Family Residence

Zoning Info

Township Info

Township	Assessor Name
WINNEBAGO	Paula Lutzow

School District

SCHOOLDIST: Winnebago Unit School Dist #323

Fair Market Values

Year	Fair Market Value	Total Tax Bill	Code
2023	\$105,010.00	\$3,359.72	328

Exemptions

No exemptions to display.

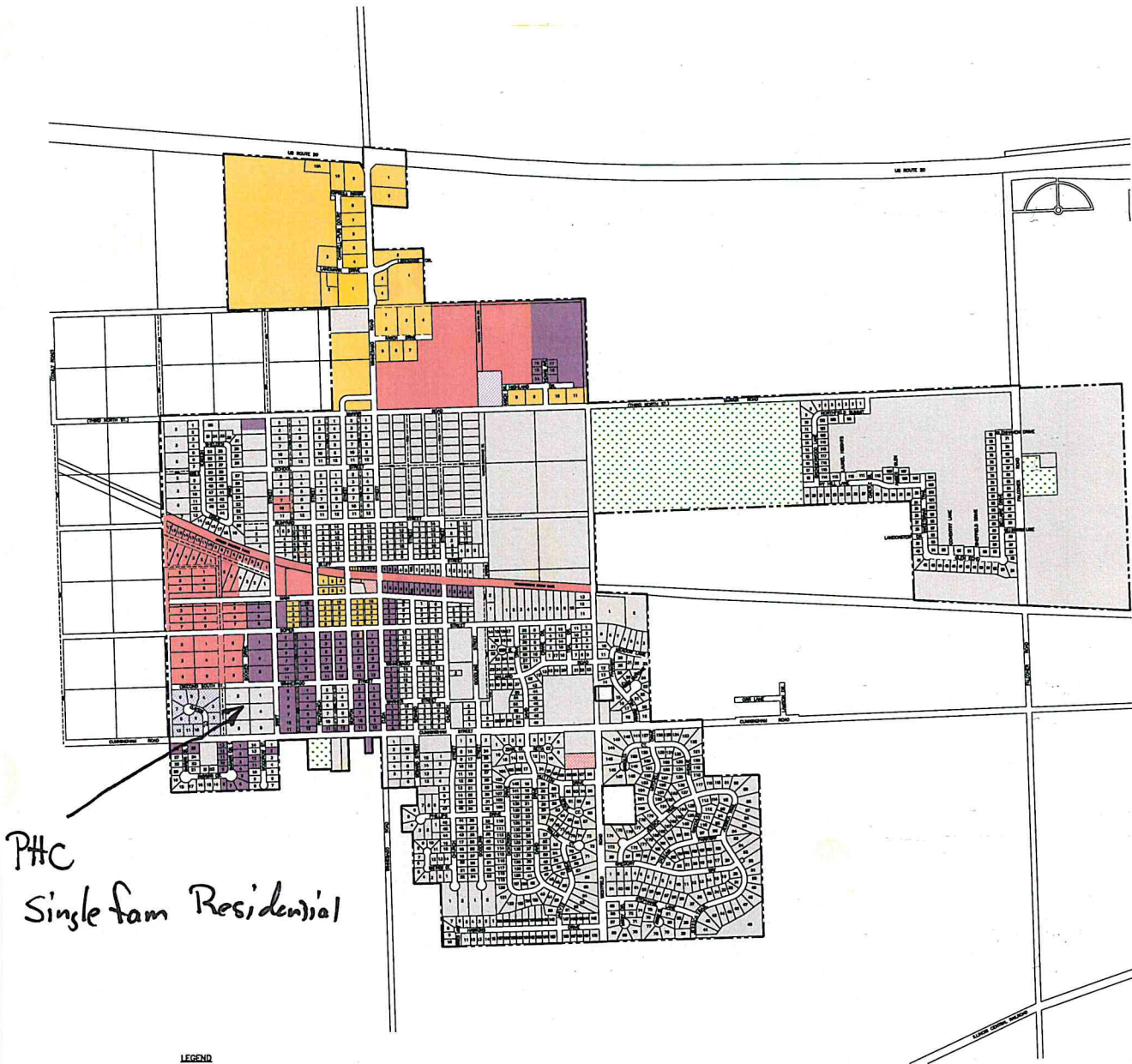
Sale History

Date of Sale	Sale Type	Gross Selling Price	Sale Type
7/22/2024	2024017175	\$1,600,000.00	WD

Flood Hazard Zones

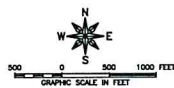
Flood Zone Type	In/Out
X	Out

ZONING MAP
VILLAGE OF WINNEBAGO
WINNEBAGO COUNTY,
ILLINOIS



PHC
Single fam Residential

- LEGEND**
- VILLAGE LIMITS
 - PLATTED LOT LINES
 - UNPLATTED OWNERSHIP LINE
 - DISTRICT 1 - SINGLE FAMILY RESIDENTIAL
 - DISTRICT 2 - TWO FAMILY RESIDENTIAL
 - DISTRICT 2M - MULTIFAMILY
 - DISTRICT 3 - GENERAL BUSINESS
 - DISTRICT 4 - GENERAL INDUSTRIAL
 - DISTRICT 5 - LIGHT INDUSTRIAL
 - DISTRICT 6 - AGRICULTURE
 - DISTRICT 7 - LIMITED AGRICULTURE
 - DISTRICT 8 - RTMP

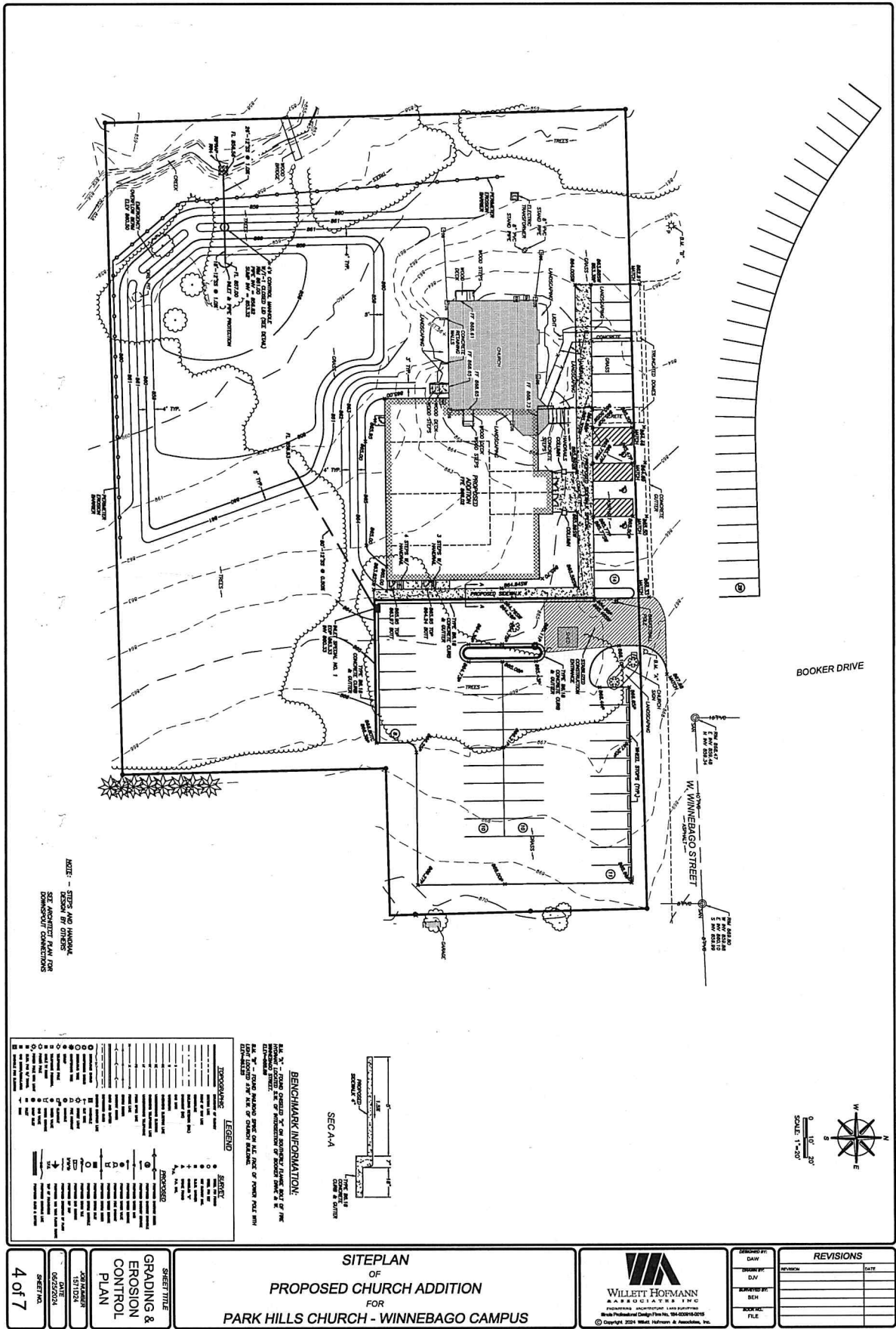


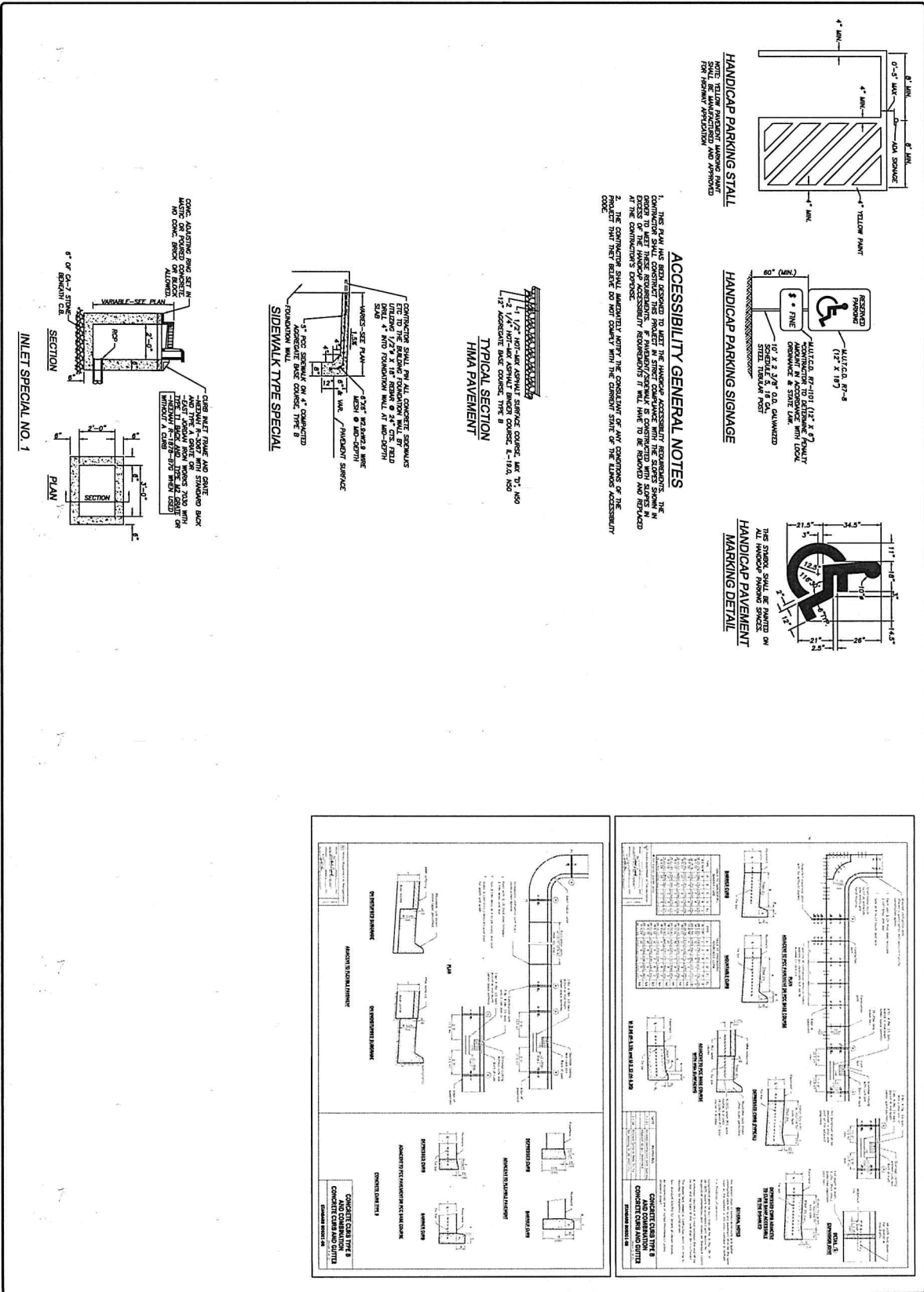
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DISTRICT NO. 104-000000
© 2017 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

2/27/18

S:\PROJECTS\2024\1571024_ParkHillsChurch\1571024.dwg, 6/25/2024 1:07:55 PM, DJV





5 of 7

5/1/2024

06/25/2024

JOE H. HARRIS

DETAILS

SHEET TITLE

SITEPLAN OF PROPOSED CHURCH ADDITION FOR PARK HILLS CHURCH - WINNEBAGO CAMPUS

WILLET HORMANN ASSOCIATES, INC.

REVISIONS

DATE

BY

FOR

FILE

34



Applicant: Park Hills Church
Contact: Rich Graham
Address: 500 W Winnebago street
Winnebago, IL 61088

Project: Park Hills Church Expansion
Address: 500 W Winnebago street, Winnebago

IDNR Project Number: 2508991
Date: 01/30/2025

Description: Expanding our existing building to add additional worship and parking space

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Winnebago

Township, Range, Section:
26N, 11E, 8



IL Department of Natural Resources

Contact

Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

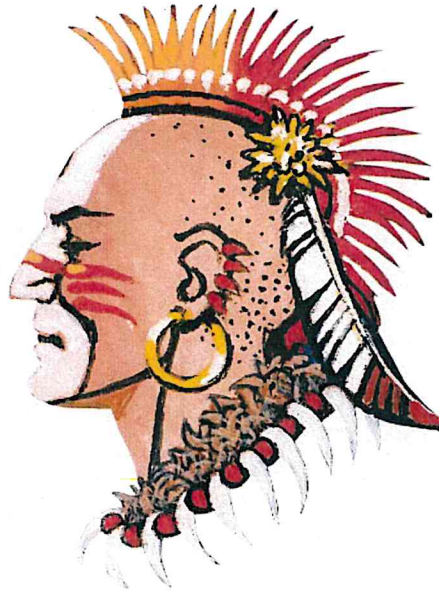
The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

ZONING APPLICATION

Village of Winnebago



Phone: (815) 335-2020 ■ Fax: (815) 415-8491
108 W. Main Street, Winnebago, Illinois 61088

It is recommended that a pre-application conference be held to ensure that all applicable information is provided, and the application is filled out correctly. Please call 815-335-2020 to schedule a pre-application conference. Delays in obtaining a public hearing date may result from incomplete or errant applications.

REQUIRED APPLICATION MATERIALS

The following materials must be submitted to the Planning and Zoning Department before a Public Hearing can be scheduled. Incomplete applications cannot be processed.

☒ Application Form (Original Form, pages 7, 8, & 9)

☐ Application Fee (See Fee Schedule, page 4)

Waived Per Joe D 1-28-25

☒ Legal Description

Project Drawings:

☒ Preliminary or Final Site Plan (1 copy). Include project data [i.e., building area, land area, setbacks, coverage, parking and landscaping calculations, etc.]. The information required will vary depending on the type of request being made. However, all site plans should be drawn to scale and be accurate to the best of the petitioner's ability.

☒ Preliminary or Final Engineering

☒ Floor Plans

☒ Building Elevations

☒ Landscape Plan (indicate species, plant location, quantity, size, spacing, and easement/utility locations)

☐ Sign elevations

Full size plans
Delivered OCT 24



Plan in Process

Plan in Process

Other Documents:

☒ A detailed written statement explaining the reason for the request.

The Zoning Board of Appeals and Village Board base their decisions on the standards listed below. It is in the best interest of the applicant to base their presentation on the applicable set of standards when presenting their petition.

☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement detailing the nature of the proposed use. If this application is for a **SPECIAL USE PERMIT**, pursuant to Unified Development Ordinance Article 14.03:

- a. The proposed use at the specified location is consistent with the goals, objectives, and policies of the Comprehensive Plan;
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with requirements of the Article;
- c. The proposed Special Use is not materially detrimental to the public health, safety, comfort, and general welfare, and will not result in material damage or prejudice to other property in the vicinity;
- d. The proposed use is compatible with, and preserves or enhances, the character and integrity of adjacent development, and includes improvements necessary to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;
- e. The proposed use does not generate pedestrian and vehicular traffic that will be hazardous to the existing and anticipated traffic in the neighborhood;
- f. The proposed Special Use complies with all fire, health, building, plumbing, electrical, and stormwater drainage regulations of the Village, County, State and Federal agencies; and

Attended

g. Adequate utilities exist to service the proposed Special Use.

- ☒ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement describing the specific nature of the proposed variation and the practical difficulty and perceived hardship resulting from a strict and literal interpretation of a specified regulation of this chapter if this application is a request for a **VARIANCE**, pursuant to Unified Development Ordinance Article 15.03 et seq.

15.03 (3) Variances & Findings of Fact

- Attached*
- That there are special circumstances, applying to the land or buildings for which the variance is sought, which circumstances are peculiar to such land or buildings and do not apply generally to land or buildings in the vicinity;
 - That said circumstances are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or buildings;
 - That the variance as granted by the Zoning Board of Appeals is the minimum variance that will accomplish the reasonable use of land or building in question;
 - That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
 - The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the petitioner.
 - The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
 - The denial of the proposed variance will deprive the petitioner the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.
 - The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested

- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals for a **ZONING DISTRICT CHANGE / ZONING MAP AMENDMENT**, pursuant to Unified Development Ordinance 18.04.

- Legal owners of the property(s) to be rezoned. If the property is held in an Illinois Land Trust, a Statement of Beneficial Interest is also required;
 - Legal Description of the property(s) to be rezoned;
 - Common street address of property(s) to be rezoned;
 - Size of property (in square feet or acres);
 - Current zoning of property;
 - Requested zoning of property;
 - Narrative description of the reasons for requested rezoning;
 - Estimated impact of rezoning on surrounding neighborhood;
 - Vicinity map showing the area to be rezoned
- N/A*

FEE SCHEDULE

LAND USE (ZONING DEVELOPMENT) APPLICATIONS

**Zoning Map Amendment
(Zoning Change):**

* \$400.00 plus, \$10.00 per acre or part of,
plus consultant fees

Special Use Permit:

* \$450.00 plus, \$20.00 per acre or part of,
plus applicable professional fees

Variance:

* \$350.00, plus applicable professional
fees

Planned Residential Development (PRD):

* \$450.00 plus, \$20.00 per acre or part of,
plus applicable professional fees

Appeal:

\$250.00 plus applicable professional fees

**Text Amendment /
Future Land Use Plan Amendment**

\$400.00 plus applicable professional fees

ADDITIONAL FEES:

Any fees born because of a report and/or publication required by State Law for the above noted zoning procedures shall be the responsibility of the Applicant.

The above noted fees are *NOT* inclusive of any other fees that may result from other required permits (i.e. building permit, zoning clearance (permit), sign permit, health permit, etc.).

Based on the complexity of the application and subsequent review required, in addition to the listed fees below, at the village's sole discretion applicants may be responsible for additional professional fees incurred by the village during the application process, including but not limited to engineering, legal, or planning review fees.

Notice For All Petitions:

* When work is commenced prior to obtaining the required "Land Use (Zoning Development) Application(s)", the established fees shall be increased by 50%. The payment of such fee shall not relieve any person from fully complying with the requirements of the Village Unified Development Ordinance, nor from the penalties prescribed within the Unified Development Ordinance, as stated in Article 4.04 and any other applicable portions of the Unified Development Ordinance.

PROCEDURE CHECKLIST FOR APPLICANT USE

- 1-28 ■ Prospective applicant obtains application packet from Village Office. Blank applications may be faxed or mailed upon request or downloaded off the Winnebago Village website at <http://www.villageofwinnebago.com>. All pages of the application packet should be read thoroughly at this time. If necessary, Village Office personnel will explain procedures and fees involved.
- 1-28 ■ Pre-Application Conference: It is recommended that the applicant contact the Village Office to schedule a time to review the application to ensure that it is complete and includes all applicable materials.
- 1-31 ■ Applicant submits completed zoning application, along with site plan, written statement (when applicable), other required materials and the appropriate fee. Zoning Board will review submitted materials for completeness. Applications are then scheduled for a public hearing before the Zoning Board of Appeals.
- Application in process 2-3-25 ☒ ■ Applicant must contact the Soil and Water Conservation District (SWCD) office directly and make proper application for Zoning Letter and/or Natural Resource Information (NRI) Report. If necessary, SWCD personnel will explain procedures and fees involved. Zoning applications are not complete until SWCD Natural Resource Information (NRI) Reports are properly applied for. Zoning requests will not be scheduled for a public hearing unless a completed NRI Report is forthcoming.
- Attached ■ The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review zoning, special use, and Variance applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the IDNR, at 5224 South Second Street, Springfield, IL 62701-1787. Additional information can be obtained about this process via the internet address: <http://dnrecocat.state.il.us/ecopublic/>. If you have any questions or comments about endangered species consultation process, you can send an email to DNR.EcoCAT@illinois.gov
- Completed 8-12-24 ■ The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review zoning, special use, and Variance applications for their impact on cultural or historical resources. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).
- ☐ A Notice of Public Hearing is printed in the local newspaper no less than 15 days, nor more than 30 days before the date of public hearing. See fee schedule for applicable fee (Page 4).
- ☐ When applicable, the subject property is posted with a notice sign prepared by Village Office personnel summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date no less than 15 days before the public hearing.
- ☐ Property owners surrounding the subject property are notified by mail, approximately 15 days before the date of public hearing, provided by Village Office staff summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date. Other appropriate agencies are also notified at this time. Note that adjoining property owners may legally protest map and text amendments, which may necessitate a super majority vote of the Village Board to approve a petition.
- ☐ Village Office staff review application and submit written staff report to the Zoning Board of Appeals and to the Village Board. Applicant is mailed a copy of this written staff report provided by Village Office staff, usually about 1 week before the date of public hearing.

- ☐ Zoning Board of Appeals (ZBA) conducts a Public Hearing, normally on their regularly scheduled meeting date. The applicant or an authorized agent must appear to present pertinent information and provide testimony under oath. No less than 4 copies of any handouts or exhibits should be made available for ZBA members and staff. One copy will be kept and added to the file as an exhibit(s). Be aware that delays may occur as public hearings can extend to additional Board meetings and may include multiple or returning speakers. The Board deliberates and provides its recommendation based on findings of fact. Unsupportive ZBA recommendations can affect the voting considerations of the Village Board.
- ☐ Zoning Board of Appeals public hearing minutes are transcribed and distributed to Village Board members, usually about 1 week after the close of public hearing. Copies of minutes are available to applicants' following approval of said minutes by the Zoning Board of Appeals. The minutes of the Zoning Board of Appeals public hearing are normally approved the following month.
- ☐ Pertinent case information and ZBA recommendation is presented to Village Board for it's consideration, layover, and decision, usually within 4 weeks after the ZBA provides its recommendation.
- ☐ Individual ordinances for each approved application are signed, certified, and processed through the Village Clerk. A Completed ordinance copy accompanies the applicant's notification of the Village Board decision.

LEGAL NOTICE AFFIDAVIT

I, below signed, hereby understand that in order for my zoning request to be heard, notice of the hearing which it will be heard at must be published in a newspaper of general circulation that is published in the County pursuant to State Law, and as a result, publication fees will incur which I hereby agree to pay the incurred fees.



Sign name

1-31-25

Date

Rich Graham

Print Name

G650-7486-XXXX

Driver license number for biller (paper)

815-232-6159

Phone number for biller account

2525 W Stephenson ST

Address of where bill from paper shall be sent
(Street)

Freeport IL 61032

Address of where bill from paper shall be sent
(City, State, Zip Code)

TOWNSHIP NOTIFICATION OF VILLAGE OF WINNEBAGO ZONING PETITION

I, Rich Graham, on behalf of Park Hills Church (Name of Applicant) am petitioning the Village Of Winnebago for a:

Zoning Map Amendment from District # _____ To District # _____

Special Use Permit For _____

_____, in District # _____

☒ Variance In requirements for the location of off-street Parking from back yard to side yard.

A distance/size of NA to NA, in District of Winnebago

the subject property is located at: 500 W Winnebago Street

the P.I.N. Number(s) is: 1408455014

the size of the property is 2.26 acres, or 97,388 sq. ft.

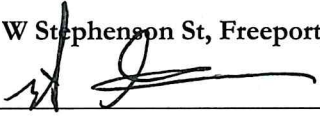
Proposed use for the subject property: Expansion of current building by adding a new worship center and offsite parking lot

Contact Information: Rich Graham

Phone Number: (Cell) 815-821-5019

Email Address: rich.graham@parkhillsefc.org

Address: 2525 W Stephenson St, Freeport, IL 61032

Signature:  Date: 1-31-25

Please attach a copy of your site plan

The Zoning Board held a Public Hearing on March 4, 2025, at 5:45 p.m. at the Village Hall 108 W Main Street, Winnebago, Illinois to hear input on the proposed variance for Park Hills Church.

The NOTICE OF PUBLIC HEARING RE: VARIANCE APPLICATION FOR PARK HILLS CHURCH was published in the February 13, 2025, edition of the local newspaper, The Gazette.

PRESENT: A quorum of the Zoning Board members was present. Chairman Emmert, Irv Koning, Brian Martin ABSENT: Mike Booker, Riley Pitney

GUESTS: Attorney Gaziano, Village Administrator Joey Dienberg, Rich Graham, John Pierson, Mike Reinders, John Rowley, Anna Silberman, Jason Silberman, Dan Herr, Lorisa Herr

Chairman Emmert questioned if proper notice was given for this public hearing. Attorney Gaziano stated that there was a publication in the newspaper within the required timeframe, as well as letters sent to those properties that are in a 250ft radius of the property in question. Chairman Emmert requested that a copy of addressees that received the letter be attached to the minutes. Chairman Emmert also noted that he was notified by Village staff that there was a scrivener's error (the date of the public hearing said "Wednesday, March 4, 2025" instead of "Tuesday, March 4, 2025") in the notices mailed out and that he had then requested that phone calls or updated notices be hand-delivered to each home within that radius with the updated information. Village Administrator Dienberg stated that staff had made phone calls to homes within that radius. He also noted that while updated notices were not left on each door, there was an updated notice that was mailed to all the same recipients. Chairman Emmert voiced his concern regarding mailed notices not being received in time for tonight's meeting due to recent issues with getting mail in a timely manner in the village. Village Administrator Dienberg noted that the village falls within the radius and had received the mailed notice. Mr. Rowley stated that they had received the updated mailed notice in the mail as well. Attorney Gaziano noted that in talking with village staff regarding the error, they had decided to open the Board meeting the next night with the opportunity for anyone to speak regarding the variance request, in case some of the neighboring properties did not receive the corrected notice in time.

Mr. Graham, the executive pastor at Park Hills Church stated his gratitude for the opportunity to be permitted a variance, then proceeded to give an overview of why the church was requesting this variance. He noted that they did look into all of the different zoning options that would be available to them, and that a variance is the only way for the church to get the needed parking lot without affecting any other requirements set by the UDO.

Chairman Emmert questioned if those present knew what the church wanted to do when they purchased the property back in 2009. Mr. Graham stated that the church would expand to east, which is their current plan.

Chairman Emmert questioned when the church was purchased, why the adjoining Northern portions of Lots 1 & 3 were also purchased. Mr. Rowley noted that it was purchased to eventually be the pastor's housing, but that this was never completed.

Chairman Emmert ask Mr. Graham and Mr. Rowley separately if they swear to tell the truth and the whole truth, to which both stated the affirmative.

Chairman Emmert questioned if they needed the land on both sides to complete the expansions as planned when the building was originally bought. Mr. Rowley noted that his father wanted to sell the majority of his property to the church when they originally made the purchase.

Chairman Emmert asked Mr. Graham what specific variances the church was requesting from the Village. Mr. Graham stated that they are requesting the variance to allow the parking lot to be approved as presented in the plans, in front of the church, rather than the backyard as currently required by the residential section of the UDO.

Chairman Emmert questioned how far the edges of the parking lot would be from the property lines. Mr. Graham verified that the current plans have the Northeast corner 13.5' from the lot line and the South corner 14'9" from the lot line.

Chairman Emmert questioned if they were aware of the various findings that the board would need to make to grant the variance. Mr. Graham noted that he had written a letter to address each of the areas of concern with his variance application request dated 1-31-2025. Chairman Emmert asked if there was anything to be added to the application, to which Mr. Graham replied that there were no changes to be noted.

Chairman Emmert asked those in attendance if anyone had any questions for Mr. Graham or if anyone objected to the variance.

Mr. Silberman questioned what the variance would contain and whether those changes would affect the zoning, specifically if it would change the zoning from residential to commercial. Chairman Emmert explained what a variance is and what Park Hills Church is requesting at this time. Mr. Martin asked if the zoning in that area would be changed. Chairman Emmert stated that a zoning change is not what Park Hills is requesting at this time.

Chairman Emmert stated his interpretation of the UDO, citing that Park Hills would also need to change the configuration because the UDO currently states that it needs to be 20' from lot lines. He also noted that they would need a variance from parking only in the driveway. Mr. Graham stated that he had put his request to approve the variance for the "parking lot where it is drawn and presented" in his application, to include any other possible issues.

Chairman Emmert questioned if the church would need any other variances and gave the example of the landscaping requirements. Mr. Graham responded that they have already been in contact with landscapers to adhere to the landscaping section of the UDO.

Village Administrator Dienberg clarified that the Village's engineering team had already done their site plan review of the application and stated in their response letter, that the variance to place the parking lot in the front yard is the only variance that they would need.

Chairman Emmert stated he believes a variance will need to be noted for each part that needs a variance, not just an overhauling variance. Mr. Graham reiterated that this concern was why he had requested the parking lot to be approved as drawn.

Attorney Gaziano noted that she agrees with Chairman Emmert on how the UDO sections read, regardless of what the believed intent was.

Chairman Emmert questioned if a variance is not granted, what that would mean for the church. Mr. Graham stated that if a variance is not granted and the UDO is not amended, the addition on the church is then not able to move forward. They would likely need to look for another location to move to since they are growing rapidly. He confirmed that there is not currently much of a market for small churches in this area at this time.

Mr. Graham, upon being asked how many seats the addition would hold, stated that the renovated church would be able to sit 150 in the congregation, while the rest of the building (the building that is currently standing) would become an area for the youth ministry. He noted that there would be 52 parking spaces total, including the spaces that already exist.

Chairman Emmert questioned if when the property was purchased, they had researched the Village's ordinances at that time. Mr. Graham responded that they had not because they were in the process of merging with the current congregation, but were aware of the expansion that was planned.

Mr. Martin questioned if the current South and West yards would remain green space, to which Mr. Graham responded they were required to maintain a retention pond but were also hoping to keep as many trees in the back of the property as possible.

Village Administrator Dienberg read the definition of a driveway per the UDO, clarifying that the church would not need a variance for that because what the church is looking to do, matches the definition of a driveway as written in the UDO. Chairman Emmert stated that he disagreed with that statement. Mr. Martin questioned if there was a definition of a parking lot within the UDO. Attorney Gaziano stated that there was not a definition of a parking lot, but that there is a definition of a parking area and read that definition to those present. Village Administrator Dienberg clarified that the Village's engineering did not raise concern with that portion of the application when they had reviewed the application request and sent their recommendation to Park Hills Church.

Chairman Emmert questioned if, according to the UDO, the effective date of the UDO fell after the purchase of the church property. Attorney Gaziano confirmed that the purchase of the church occurred prior to the passage of the UDO.

Chairman Emmert questioned if anyone else wanted to offer their testimony. He then verified that there was no one attending remotely. Village Administrator Dienberg clarified that the only person in remote attendance is village staff, specifically the Assistant Deputy Clerk.

Chairman Emmert ordered the public hearing to a close at 6:19p.m.

Prepared by:
Rachel Windgassen, Assistant Deputy Clerk



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, March 04, 2025 at 6:00 PM
108 West Main Street and Virtually

1. CALL TO ORDER

The meeting was called to order at 6:20 P.M.

2. ROLL CALL

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

GUESTS: Attorney Gaziano, Village Administrator Joey Dienberg, Rich Graham, John Pierson, Mike Reinders, John Rowley, Dan Herr, Lorisa Herr, Jason Silberman, Anna Silberman

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None

4. PUBLIC COMMENT

No one from the public requested to speak

5. APPROVAL OF MINUTES

a. Minutes from February 4, 2025

Chairman Emmert made a motion to approve the minutes from February 4, 2025, as written.

Mr. Koning had a clarification of the spelling of DeWall in the roll call and questioned whether under 3B, first paragraph, the phrase “of a church” was needed. Attorney Gaziano stated that in the same section, the word “which” should be “wherein”.

Chairman Emmert questioned whether there were any other suggested changes or if anyone was opposed to the minutes as orally amended. No one opposed. Chairman Emmert stated, “Let the record show, we are approving these minutes by unanimous vote of all persons present, as amended.”

6. DISCUSSION

a. Recommendation on a Text Amendment to the Unified Development Ordinance Regarding Body Art Establishments in District No. 3- General Business District

Chairman Emmert stated that a special permitted use ordinance would be the most appropriate course of action. Mr. Koning questioned if passing the special permitted use, rather than a permitted use, would delay the body art establishment from opening. Chairman Emmert and Attorney Gaziano confirmed that it would delay the opening about another month. Mr. Martin agreed with it being a special permitted use. Mr. Koning noted that if the suggestions made in the last meeting were included, he would be in favor of it being a special permitted use. However, if not, then he would be in favor of it being a permitted use, due to the state statutes and regulations that are already in place for body art establishments within the state of Illinois.

Chairman Emmert stated that he would prefer for the dealings of the business to not be visible from the street. Mr. Koning noted that this issue is already covered by state regulations.

Mr. Koning questioned what the permitted hours of operations would be, to which Chairman Emmert stated they could be restricted if approved as a special permitted use.

Chairman Emmert made a motion to recommend to the Village Board, that body art establishments be a special permitted use in District No. 3- General Business, seconded by Mr. Martin. Motion carried.

b. Park Hills Church Variance Request

Chairman Emmert stated that item 6B on the Agenda must be held over until the next meeting that has at least 4 members of the Zoning Board present. Attorney Gaziano requested that Village Administrator Dienberg locate the ordinance that approved the decrease in zoning board members from 7 to 5, because she believes the number required to approve a variance was also decreased at that time.

Village Administrator Dienberg was able to produce copies of Ordinance 2023-07 for the Zoning Board. Attorney Gaziano verified that this ordinance, while changing the number of members, does not specifically reduce the number of votes required, as per the UDO.

Chairman Emmert stated that his intention is to “keep the record clean” so that if this variance were to ever be questioned, it could not be overturned for an administrative error of the necessary changes not being made in all the necessary places. Mr.

Graham reiterated Chairman Emmert’s reasoning for postponing, then clarified that as it sat, the church would not be able to proceed with their project, with no timeline on

when they would be able to move forward, until a 4th member attended the zoning meeting. Chairman Emmert confirmed this to be the case but noted that a special meeting may be able to be held.

Mr. Graham requested that a special meeting occur, due to the church’s expansion project being put on hold indefinitely otherwise, or that the Zoning Board approve the text amendment suggested as the next item on the agenda because a variance would then not be required for their project.

Chairman Emmert verified that the Board of Trustees met every 2 weeks with Attorney Gaziano, on the first and third Wednesday of each month. All zoning board members present stated that they would be available on Tuesday, March 18, 2025 for a special meeting.

Chairman Emmert requested additional research on the approval requirements be done in the interim.

Chairman Emmert made a motion to hold a special meeting on March 18, 2025, at 6 p.m. to discuss the variance and possible UDO text amendment for off street parking, seconded by Mr. Martin. Motion carried.

c. Proposed UDO Text Amendment – Off-Street Parking Requirements for Churches and Schools

Village Administrator Dienberg questioned if any discussion would be had regarding the proposed UDO text amendment for off-street parking requirements. Chairman Emmert stated that he felt it best to wait. Village Administrator Dienberg noted that by not discussing the proposed text amendment at this meeting, the earliest it would be passed, would be in May 2025 due to the public notice and hearing requirements. Attorney Gaziano reiterated Village Administrator Dienberg’s statement. Chairman Emmert stated that he would, “leave it up to the other two members if they want to proceed tonight on it.” Mr. Martin stated that he believed Mr. Booker is in favor of the UDO text amendment. Chairman Emmert noted that he would like input from the other members that are not currently in attendance, because that could affect how he votes on the variance in 6B.

7. NEW BUSINESS

No new business

8. EXECUTIVE SESSION

Not needed

9. ADJOURNMENT

Chairman Emmert made a motion to adjourn, seconded by Mr. Koning. Motion carried on a voice vote. Meeting adjourned at 6:44 p.m.

UNAPPROVED

Rachel Windgassen, Assistant Deputy Clerk

DRAFT