

The Zoning Board of the Village of Winnebago met at 7:00 p.m. with Chairman Charles Van Sickle presiding.

ROLL CALL

KONING - MEDEARIS - COOK - EMMERT -ROWLEY-EUBANK-VAN SICKLE  
present

Guests: Attorney Mary J. Gaziano, Chris Patton, Jesse Dabson, Mark Hubbartt, Todd Weegens, and Glenna Weegens

CHAIRMAN VAN SICKLE called upon Chris Patton to make his presentation about plans for an adult group home in Winnebago which would serve 8 individuals, with 24 hour staffing, and the generation of 8-10 full-time job equivalents. The property where Mr. Patton is interested in building the group home is Lot 12 in Winnebago Highlands. The present zoning of the property is District No. 2 with a Special Use Permit for townhouses under Planned Residential Development. There was also discussion that it is believed the property would be taxable property, but with the possibility that they might be able to apply for exempt status as a charity. Chairman Van Sickle instructed Mr. Patton to submit a Concept Plan. Jesse Dabson will provide the Village with a copy of the plat of the section where the 3 condominiums are built and show how it is subdivided.

Jesse Dabson asked for the general comments of the Zoning Board on the idea of the group home. Bill Emmert mentioned he is generally not in favor of zoning for a specific purpose. Chuck Van Sickle asked Jesse the status on the progress of the walking path that he was supposed to provide with his development at Winnebago Highlands, and he indicated it was nowhere, as the bank called in the loan and he and his partner do not have the money to complete the walking path.

Chris Patton was asked to submit 15 sets of Concept Plans instead of 14, and his matter will be further considered at the next Zoning Board Meeting on 5/24/10 at 7:00 p.m.

CHAIRMAN VAN SICKLE then recognized Jesse Dabson to make a presentation. Jesse indicated he has a couple of people who are interested in erecting a 4 unit apartment building on land in Winnebago Highlands that is currently zoned District No. 2., with a Special Use Permit for townhouses under Planned Residential Development. Jesse indicated these apartments would not be subsidized housing, and the rent would be between \$750.00-\$900.00 per month. It was discussed that under the Winnebago Highlands Land Use Plan dated 11/7/05, the 2<sup>nd</sup> plat is divided into 6 lots.

Chuck Van Sickle indicated that what Jesse Dabson is interested in doing is not within the current zoning of the property and referred him to Village Ordinance No. 05-11 (rezoning parts of Blocks 1, 2, 3, 4, 19, and 20 of the Plat of Canal Trustee's Addition

to the Town of Winnebago and granting a Special Use Permit for townhouses only on parts of Blocks 1, 2, 19 and 20).

Bill Emmert indicated he wants to protect the 6 lots, and does not want to end up with huge apartment buildings.

Randy Cook stated that Jesse Dabson could building townhouses and then rent them out.

There being no further business to present, upon a motion by Dick Medearis, seconded by Irv Koning, and passed unanimously, the meeting was adjourned at 8:08 p.m.

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Charles Van Sickle, Chairman

Prepared by:

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