

The Zoning Board of the Village of Winnebago met at 7:00 p.m. with Chairman Charles Van Sickle presiding, and calling the meeting to order at that time

ROLL CALL

MEDEARIS - COOK – EUBANK- EMMERT – VAN SICKLE AND KOENIG (joined few minutes later): Present; None absent

Guests: Alta Straley, Steve Straley, and Attorney Mary Gaziano.

There was no public comment and no conflict of interest voiced.

Bill Emmert made the motion to approve the Minutes from the September 26, 2016, meeting, Randy Cook seconded, and the minutes were approved via voice vote.

The request previously submitted by Alta Straley for a Special Use Permit for 202 N. Pecatonica Street for use as a trucking business was discussed. Conversation centered around whether the current District No. 5—Light Industrial classification would allow for a Special Use Permit, and what was the intention behind the Light Industrial zoning classification category when created several years ago. Frank Eubank mentioned he had met with the Straleys over this request subsequent to the last Zoning Board meeting at which he was not present.

Bill Emmert commented that he would like to see the trucking operation being allowed to operate at that site, but does not believe there is any provision under Light Industrial for a Special Use Permit. Mr. Emmert said he believes it was the intent of the Zoning Board of Appeals when the Light Industrial zoning classification was added to the Village's Zoning and Building Code to facilitate uses for some of the old buildings in town (e.g. McGee's lumber yard, Benson's lumber yard) that were in good shape, with the Light Industrial classification first coming with the McGee property. There was residential property right across the street, but the concept behind Light Industrial was that if one could not see, hear, smell, or feel (e.g. vibration) the operation of a business in the area, then such a business would be allowed. Mr. Emmert indicated he would rather this zoning classification continue to operate under "Permitted Uses" and expand the definition of a permitted use, or the list of permitted uses, and then as long as the same could comply with the requirements of Light Industrial it would be allowed. He suggested taking out a few of the current Permitted Uses which are never requested, and adding a few others which are more likely to be requested. There was general Zoning Board consensus of the desire to see productive use of some of the old buildings in town.

Charles Van Sickle indicated he is not in favor of stretching the current definition of Light Industrial, but would rather see the definition changed.

Attorney Gaziano will make proposed changes to the Light Industrial classification to be more expansive so they may be considered at the next meeting. No guarantee was given to the Straleys that it was okay for their tenant with the trucking business to keep operating in his current manner. The Straleys were encouraged as citizens to provide suggestions as to what types of uses they think would be good in the Light Industrial district, with those suggestions provided to the Village Clerk for transmission to the Village Attorney.

Frank Eubank mentioned that in the past when the Village dealt with the possible idea of an ethanol plant, which did not come to fruition at that time, there was discussion about creating a Research, Technology, and Manufacturing Park (RTMP) zoning district. This type of district straddles both the Light Industrial and General Industrial zoning districts. He distributed a copy to the members present of what had been proposed as the RTMP District for possible future discussion.

Next Zoning Board Meeting was confirmed for January, 17, 2017, at 7:00 p.m.

Motion to adjourn was made by Frank Eubank, Bill Emmert seconded the same, the motion carried by a voice vote, and the meeting was adjourned at 7:44 p.m.

UNAPPROVED

Charles R. Van Sickle, Chairman

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