

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

KOENIG - MEDEARIS - COOK – EUBANK - VAN SICKLE – EMMERT, AND MCDUGALL Present; None absent

Guests: Attorney Brent Blair, Chuck Meyers, Heather Melin, Catherine Lang, and Village Attorney Mary Gaziano.

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

Frank Eubank made the motion to approve the Minutes from the May 22, 2017, meeting, Irv Koenig seconded, and the minutes were approved via voice vote.

The application for a Special Use Permit for 408 McDamyn Circle East filed by Carol Myers as President of Aire Holdings, Inc., in order to use the premises which is zoned District No. 2—Two Family Residence District as a Three Family residence, was discussed. Attorney Brent Blair spoke to the application on behalf of the applicant, and distributed several handouts for the Board's information. Attorney Blair indicated the property looks like a split level home, but is actually three separate apartments, and the issue of the zoning of the property came up in his client's process of attempting to sell the property, with there being no evidence of permitting for constructing three apartments on the subject property. Attorney Blair indicated he believed there were some two-family residences east of the property on the same side of the street, and multi-family katty corner.

Chuck Van Sickle remarked there is only one water meter for the whole house. He also stated that the special usage requested has to be provided for in the zoning ordinance, and the property does not meet the requirements of the Village's 2-M zoning district. He further stated there has been no information provided on how many bedrooms are on the property.

Dick Medearis was familiar with the original developer of the entire subdivision, who was Rick McGee's father, with Rick McGee and Petitioner having previously lived at the property together.

Attorney Mary Gaziano will handle the newspaper publication for a public hearing on the Special Use Permit request to be held at 6:30 p.m. on 11/27/17, prior to the regularly scheduled Zoning Board meeting. Attorney Blair was informed he will need to provide Attorney Gaziano with a list of all the property owners within 250 feet of the

subject property so they may be provided with notice of the public hearing, with Attorney Gaziano sending out such notice.

Chuck Meyers, along with his fiancé, Heather Melin, and sister, Catherine Lang, were present to discuss their plan for farmette themed storage units on property he is purchasing from Don Stacy and Jane Stacy, at the southwest corner of Cunningham and Westfield Road, with presentation of a Power Point and distribution of information on the same. It was confirmed there would be no impact fees because no residence is involved. Chuck Meyers indicated he did not want to move forward if he would be stepping on any toes, and wants to speak to neighbors personally to obtain their thoughts and feelings. However, he wanted to come to the Zoning Board first. Chuck indicated there will not be electricity in the buildings as he does not want to encourage use after dark, or to have the garage doors to the units opening facing neighbors' properties. Having unit doors face the inside of the property would allow for inside fighting of any fire. Chuck will bring in design drawings of different proposed buildings to the next Zoning Board meeting. Chuck also indicated he would like to be allowed to use millings with emulsifier to have the look of a paved parking lot. Also, a retention pond would go on the property to make sure there is not discharge into the neighbors' yards, and there will be drains set up between buildings. Chuck Van Sickle reaffirmed there will need to be surface drainage as there are no storm sewers on the property. The plan is also to have security cameras on the property, with the offer for the Village Police Department to have ready access to obtain footage of the Cunningham and Westfield area. There would be 24 hour access to the facility with gates. There would be a tree line instead of a fence. There would be no outside storage allowed, and no dumpsters. He would like 35 feet between buildings. His research shows that 10' x 20' units, not 10' x 10' units are the units most in demand, with some areas having a need for 10' x 25' units. Chuck indicated he was not sure if the existing buildings on the property would be retrofitted or torn down. Chuck also stated on the sides he is looking for a 10' setback so he does not have to change the design for the outside of the property, so he will be asking for a variance.

Dick Medearis raised a question about snow removal capability, and Chuck stated he would discuss the same with his engineer. Also, it needs to be determined if self-storage units within the Village limits need to be sprinklered.

Chuck Van Sickle mentioned a discrepancy on the measurement of the east-west boundary (379-12' vs. 412-1/2'), and Chuck Meyers is to obtain clarification on the same. Chuck Van Sickle also observed that a 40' setback is shown on the front, but the Village only requires 33'.

Chuck Meyers also mentioned as part of his project he would be willing to sand, paint, and replace any boards necessary on the subdivision entrance fence at Resh Farms, with upkeep approximately every 5 years. It was discussed that the fence maintenance

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was initially the responsibility of the developer, the developer is now gone, and there is no Homeowners Association.

Conversation was then had about whether the use could go in under Light Industrial, and Bill Emmert opined it could not if the Village passed the proposed 8/28/17 amendment to the Light Industrial ordinance as the purpose of Light Industrial as described therein is to make use of existing old buildings, not to have new construction or substantial renovation of old buildings. Frank Eubank provided his opinion that the use could go under District No. 3—General Business District as a special permitted use. It was also clarified that any current application for a change would have to be made by the current owner. Frank Eubank also stated that a request could be made for a variance under Light Industrial, but he does not believe the required qualifications for a variance under Light Industrial could be met.

Dick Medearis, who also owns storage units in the Village, indicated his are booked 100% of the time. He stated although he would be a competitor, he is in favor of the project.

Chuck Van Sickle polled the Zoning Board, and the general consensus was that General Business would be a zoning classification request more likely to be successful.

Attorney Gaziano handed out the 8/28/17 draft amendment to the zoning ordinance in reference to Light Industrial. The consensus of the Zoning Board was to have a whole new Zoning Ordinance drafted.

Frank Eubank handed out sample zoning application forms from Winnebago County, and would like the Zoning Board to look at the same for future discussion.

A motion to adjourn was made by Randy Cook, Frank Eubank seconded the same, the motion carried by a voice vote, and the meeting was adjourned at 9:26 p.m.

Charles R. Van Sickle, Chairman

PREPARED BY:

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