

**ORDINANCE NO. 2020- 12**

**AN ORDINANCE TO EFFECT A ZONING MAP  
AMENDMENT TO DESIGNATE ZONING WITH A  
SPECIAL USE PERMIT FOR THE ACKERMAN  
PROPERTY LOCATED AT THE SOUTHEAST CORNER  
OF SWIFT STREET AND MAIN STREET IN THE  
VILLAGE OF WINNEBAGO, ILLINOIS**

**PREPARED BY:**

Attorney Mary J. Gaziano  
One Court Place, Suite 200  
Rockford, IL 61101  
(815) 962-6800  
E-Mail: MJGaziano@aol.com  
Attorney for the Village of Winnebago

**RETURN TO:**

Attorney Mary J. Gaziano (box)

ORDINANCE NO. 2020- 12

**AN ORDINANCE TO EFFECT A ZONING MAP AMENDMENT TO  
DESIGNATE ZONING WITH A SPECIAL USE PERMIT FOR THE  
ACKERMAN PROPERTY LOCATED AT THE SOUTHEAST CORNER OF  
SWIFT STREET AND MAIN STREET IN THE VILLAGE OF WINNEBAGO,  
ILLINOIS**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Winnebago,

Illinois:

**SECTION 1**

The request to effect a zoning map amendment to designate the vacant lot property located at the southeast corner of Swift Street and Main Street in the corporate limits of the Village of Winnebago, IL, has been approved by the Planning and Zoning Commission of the Village of Winnebago, Illinois.

which property is identified as legally described as follows, to-wit:

Part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 8, Township 26 North, Range 11 East of the Fourth Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northwest corner of Block Three (3) as designated upon the Plat of the Town of Winnebago, the Plat of which is recorded in Book 30 of Deeds on page 1 in the Recorder's Office of Winnebago County, Illinois; thence South, along the West Line of said Block Three (3), 165 feet; thence West, parallel with the North line of said Block Three (3), extended West, 128.2 feet; thence North, parallel with the West line of said Block Three (3), 165 feet to the North line of said Block Three (3) extended West; thence East, along the North line of said Block Three (3) so extended West, 128.2 feet to the point of beginning; EXCEPTING THEREFROM that part described as follows, to-wit: Beginning at the Northwest corner of Block Three (3) aforesaid; thence South, along the West Line of said Block Three (3), 132 feet to the Southwest corner of Lot Two (2) in said Block Three (3); thence Westerly, along the Southerly line of said lot Two (2) extended Westerly, 15 feet; thence Northerly, parallel with the West line of said Block Three (3), 132 feet, more or less, to the North line of said Block Three (3) extended Westerly; thence Easterly, along the North line of said Block Three (3) so extended Westerly, 15 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

Common Address: Southeast corner of Swift Street and Main Street,  
Winnebago, Illinois 61088  
Owner(s) of Record: Jason D. Ackerman and Teresa N. Ackerman  
P.I.N.: 14-08-431-001

Further, the report of recommendation made by said Planning and Zoning Commission to the Village of Winnebago Board of Trustees to change the zoning designation of the property located at the southeast corner of Swift Street and Main Street, Winnebago, IL, from the current District No. 2—Two-Family Residential District Agricultural zoning designation of the property to District No. 3—General Business District in the Village of Winnebago, with a Special Use Permit being issued for a storage unit facility on the property pursuant to, and conditioned upon, compliance by the owner with the terms of the Special Use Permit as referenced in the attached Exhibit “A”, which is attached hereto, incorporated herein, and made a part hereof. shall be, and hereby is, in all respects approved and confirmed.

### **SECTION II**

The zoning of the property located at the southeast corner of Swift Street and Main Street in the Village of Winnebago, legally described above, and depicted in the copy of the attached Layout Plan, shall be and hereby is changed from the District No. 2—Two-Family Residential zoning designation that said property currently holds to the zoning designation of District No. 3—General Business District with a Special Use Permit being issued for a storage facility on the property pursuant to and conditioned upon, compliance with the terms of the Special Use Permit attached as Exhibit “A” to this ordinance, which exhibit is also incorporated herein and made a part hereof.

### **SECTION III**

The zoning Map of the Village of Winnebago, Illinois, shall be and he same is hereby amended and changed to purposely reflect the change in zoning for the premises herein described and provided for by this ordinance, subject to the provisions as described in the Special Use Permit attached as Exhibit “A”.

**Section IV**


This ordinance shall take effect immediately upon its passage and approval, and the original of the same shall be recorded with the Winnebago County Recorder's Office.

**APPROVED:**



\_\_\_\_\_  
Franklin J. Eubank, Jr., President of the  
Board of Trustees of the Village of Winnebago,  
Illinois, a municipal corporation

**ATTEST:**



\_\_\_\_\_  
Sally Jo Huggins, Village Clerk

**PASSED:**

10-12-2020

**APPROVED:**

10-12-2020

**RECORDED:**

\_\_\_\_\_

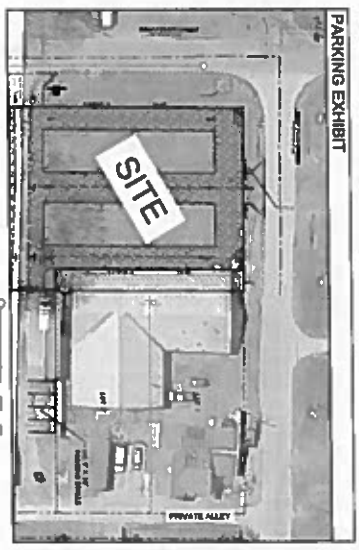
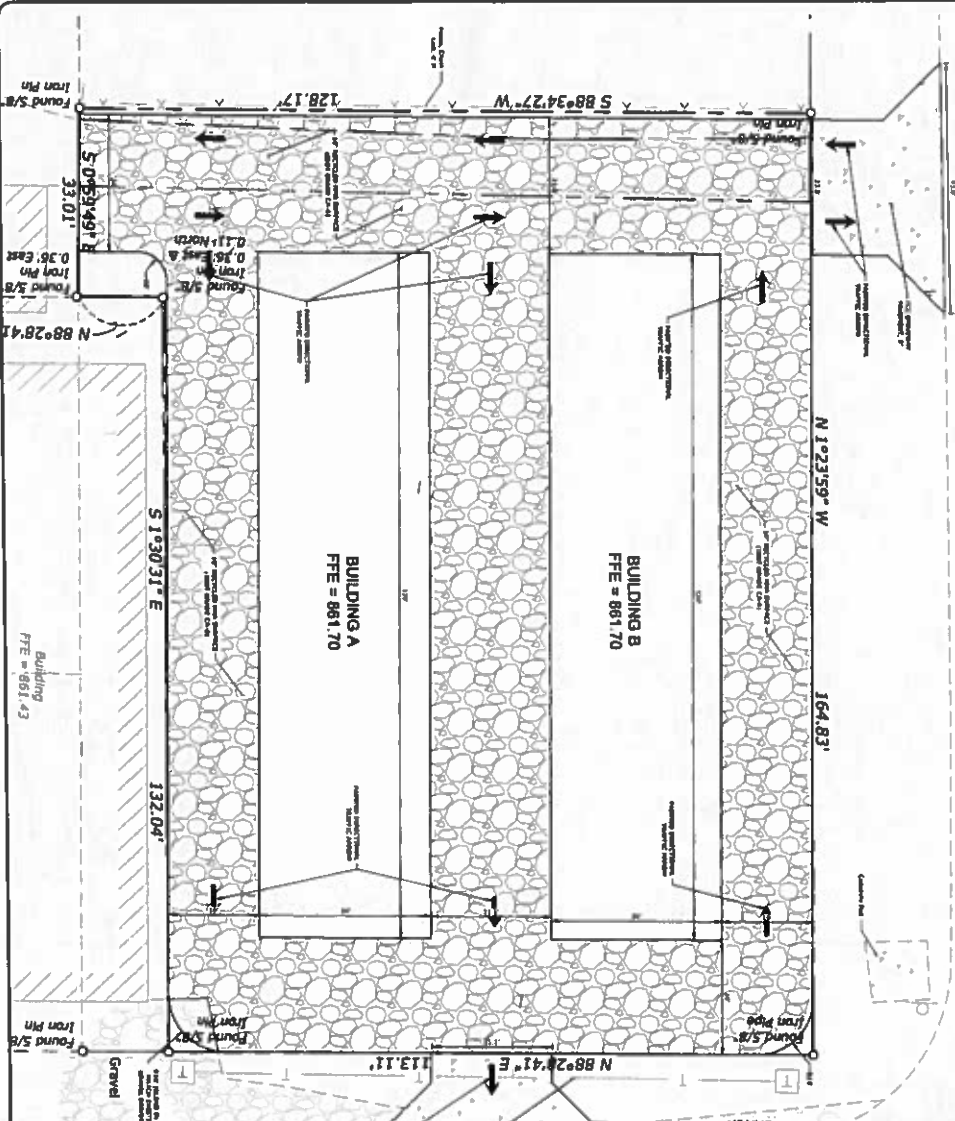
**SPECIAL USE PERMIT FOR ACKERMAN STORAGE FACILITY WITH THE FOLLOWING RESTRICTIONS:**

1. A fence shall be constructed and maintained along and parallel to the entire length of the southern lot line of the lot in question.
2. The fence constructed and maintained along the southern lot line of the lot in question shall be at least 6 feet in height, but no more than the maximum allowing under a District No. 3--General Business Zoning classification, and made of impervious material so that light cannot shine through the fence. Any fence over 6 feet in height must meet code wind loads such that it must be of sufficient material and construction to sustain a 110 m.p.h. wind for 90 seconds.
3. Any light fixtures used to illuminate the outside storage unit area must be constructed and mounted such that the light emitted therefrom does not project to the side, but rather projects downward.
4. The light fixtures used must be mounted at a height at least 12 inches lower than the height of the fence constructed and maintained along the southern lot line of the lot in question, and at a position so as to ensure the light emitted therefrom is not visible from the parcel adjacent to the southern lot line of the lot in question.
5. There shall be not be more than fourteen (14) lights on each building, spread equally on both sides of the building, with lights on the corners of each building, but none on the roof. The lights are to be illuminated from dusk to dawn, and are not to be motion activated.
6. Provided the area between the fence constructed and maintained along the southern lot line of the lot in question and the neighboring yard is sodded or seeded for grass, no additional landscaping shall be required in this area.
7. The development must follow the Village's Unified Development Ordinance (UDO) since it is a new site development and storm water drainage must be addressed, to include, but not be limited to, installation of a new storm water inlet on Swift Street, unless a specific requirement is exempted or amended via a variance granted by the Village Zoning Board.
8. A one way traffic pattern must be maintained on the subject site, such that traffic shall enter the site from Swift Street, travel north, and exit on Main Street to protect the neighboring property from undue interference with the peaceable enjoyment of their property from headlights. The property owner must place appropriate signage and pavement markings on the property which meet, as near as practical, all size and structural requirements of similar signage and pavement markings as described in the Illinois Vehicle Code. The property owner shall also incorporate language into all leases signed with storage unit facility tenants that failure to comply with such traffic pattern rules is a violation of the lease.
9. The only type of structure that shall be allowed to be built or placed on the premises shall be storage unit facilities, and any business office associated with the same. If any other type of structure is built or placed upon the property, this Special Use Permit shall be canceled and terminated, and the zoning of the property shall revert back to its prior zoning designation of District No. 2—Two-Family Residential, or such other zoning designation as determined by the Village to be in the best interests of its citizenry, with the Village following the applicable statutory steps for such zoning reversion or change.

**SOUTH SWIFT STREET**

164.83'

N 1°23'59" W



**PARKING EXHIBIT**

**WEST MAIN STREET**

SEE EXHIBIT ABOVE FOR PARKING



**ARC DESIGN**  
RESOURCES INC.

2000 WEST MAIN STREET  
SUITE 100  
WINNEBAGO, IL 60093

PHONE: 815.398.1234  
FAX: 815.398.1235  
WWW.ARCDESIGN.COM

**WINNEBAGO STORAGE BUILDINGS**

1701 S. MAIN STREET  
WINNEBAGO, IL 60093

MR. ALAN KROEMER  
1701 S. MAIN STREET  
WINNEBAGO, IL 60093

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**LAYOUT PLAN**

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	BUILDING A	861.70	861.70
2	BUILDING B	861.70	861.70
3	TOTAL	1723.40	1723.40

**PROJECT INFORMATION**

PROJECT NO. 20062

DATE: 03/03

SCALE: AS SHOWN

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 03/03

PROJECT LOCATION: 1701 S. MAIN STREET, WINNEBAGO, IL 60093

CLIENT: [Signature]