

VILLAGE OF WINNEBAGO

ORDINANCE NO. 2021-01

**AN ORDINANCE AMENDING UNIFIED
DEVELOPMENT ORDINANCE TO ADD SELF-
STORAGE WAREHOUSE/MINI-WAREHOUSE AS
SPECIAL USE UNDER DISTRICT NO. 3—GENERAL
BUSINESS DISTRICT**

ADOPTED BY THE
BOARD OF TRUSTEES

VILLAGE OF WINNEBAGO

THIS 8th DAY OF MARCH, 2021

Published in pamphlet form by authority of the Village
Board of Trustees of the Village of Winnebago, Illinois,
this day of _____, 2021.

STATE OF ILLINOIS)
)
COUNTY OF WINNEBAGO) SS

PAMPHLET PUBLICATION CERTIFICATION FORM

I, Sally Jo Huggins, certify that I am the duly elected and acting Village Clerk of the Village of Winnebago, Winnebago County, Illinois.

I further certify that on MARCH 8, 2021, the Corporate Authorities of the above municipality passed and approved Ordinance No. 2021 - 01, entitled "Ordinance Amending Unified Development Ordinance to Add Self-Storage Warehouse/Mini-Warehouse as Special Use Under District No. 3--General Business District," which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2021 - 01 including the ordinance and a cover sheet thereof, was prepared, and a copy of the ordinance was posted in the Village office located at 108 West Main Street, Winnebago, Illinois, commencing on _____, 2021, and continuing for at least ten (10) days thereafter. Copies of the ordinance were also available for public inspection upon request in the office of the Village Clerk located at the above Village office address.

DATED at Winnebago, Illinois, this _____ day of _____, 2021.

(SEAL)

Sally Jo Huggins, Village Clerk

Ordinance No. 2021- 01

**AN ORDINANCE AMENDING UNIFIED DEVELOPMENT ORDINANCE TO ADD
SELF-STORAGE WAREHOUSE/MINI-WAREHOUSE AS SPECIAL USE UNDER
DISTRICT NO. 3—GENERAL BUSINESS DISTRICT**

WHEREAS, as part of the zoning and building regulations, the Village Board of Trustees adopted a Unified Development Ordinance on December 9, 2019, as Village of Winnebago Ordinance No. 2019-14; and

WHEREAS, Article 6, Section 6.06.01 of said Unified Development Ordinance establishes the regulations that apply in the District No. 3—General Business District; and

WHEREAS, interest was expressed by a developer in erecting self-storage units in an area of the Village of Winnebago currently zoned as District No. 3—General Business District, but the Unified Development Ordinance does not provide for the same to be allowed either as a Permitted Use or a Special Permitted Use, as such uses are currently only allowed under District No. 8—Research, Technology, and Manufacturing Park as a Permitted Use; and

WHEREAS, extensive discussion was had at Zoning and Planning Commission meetings about the appropriate zoning classification for self-storage warehouse/mini-warehouse facilities, and it was determined that such use would be appropriate in District No. 3—General Business District as a Special Permitted Use; and

WHEREAS, a public hearing was had on February 22, 2021, with requisite newspaper publication 15 days prior in a newspaper of general circulation in the municipality in order to receive public input as to the desirability of including self-storage warehouse/mini-warehouse facilities as a Special Permitted Use under District No. 3—General Business District, and no public comment was received in regard to the same; and

WHEREAS, at the duly noticed and convened Zoning and Planning Commission meeting held directly after the public hearing on February 22, 2021, the members of the Zoning

and Planning Commission voted to recommend to the Village Board that the Unified Development Ordinance be amended in order to allow self-storage warehouse/mini-warehouse facilities as a Special Permitted Use under District No. 3—General Business District; and

WHEREAS, the Board of Trustees believes it would be in the best interest of its citizenry to allow self-storage warehouse/mini-warehouse facilities as a Special Permitted Use under District No. 3—General Business District, as such classification as a Special Permitted Use would allow evaluation of the appropriateness of the same on a case-by-case basis in accordance with the surrounding uses in the General Business District, and the imposition of terms and conditions on such Special Use Permit issued as deemed appropriate.

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Winnebago, Illinois as follows:

ARTICLE I

Paragraph 6.06.01 (2) of Ordinance No. 2019-04 (Unified Development Ordinance) is hereby amended to read as follows (with the added language highlighted in this ordinance via bold text for emphasis only, and not to be so highlighted in the amending pages of the Unified Development Ordinance):

- 2) Special Permitted Uses—Public Parking Garages; Used Automobile Sales; Farm Implement Establishments; Greenhouse and Nurseries; Lumber Yards; Service Stations; Wholesale Sales Outlets; Warehousing, Storage and Truck Transport Activities; **Self-Storage Warehouse/Mini-Warehouse**. All above “Special Permitted Uses” are subject to provisions listed under Section 6.07.01 (1)(a)-(1)(i) and under Section 6.10 (7), as well as other provisions of this ordinance.

A copy of the revised page of the Unified Development Ordinance with this change is attached.

ARTICLE II

The "Industrial and Manufacturing" Section of Table 6.2 in Article 6 of the Unified Development Ordinance shall be amended to correct the spelling of the word "storage" and add a hyphen to the "self-storage" reference in the "Self Storage Warehouse, Mini-Warehouse" line entry, and to add across from such line entry, as corrected, a "S" under the District classified as "No. 3 G.B." to indicate that Self-Storage Warehouse, Mini-Warehouse is a Special Permitted Use. A copy of the revised page of the Unified Development Ordinance reflecting this change is attached.


ARTICLE III

All other provisions of Ordinance No. 04-12 not in conflict with the provisions herein shall remain in full force effect.

ARTICLE IV

This Ordinance shall be in full force and effect from and after the date of its passage, approval, and publication in pamphlet form, as provided by law.

APPROVED:



Franklin J. Eubank, Jr., President of the Board of Trustees
of the Village of Winnebago, Illinois

ATTEST:



Sally Jo Huggins, Village Clerk

PASSED:

3-8-2021

APPROVED:

3-8-2021

PUBLISHED IN PAMPHLET FORM:

UNIFIED DEVELOPMENT ORDINANCE

- b. Each residential living space shall have its own washroom and bathing facilities separate and apart from the business above which the residential living space is located; and
- c. Two exits shall be required from each living unit.
- Sexually orientated businesses, which shall include, but not be limited, to sexually-orientated arcades, sexually-orientated book stores, and sexually-orientated video stores, shall be a permitted use provided that:
- a. A sexually-orientated business may not be operated within one (1) mile of the following previously established uses:
- i. A church, synagogue, or regular place of worship;
 - ii. A public or private elementary or secondary school;
 - iii. Any property legally used or zoned for residential purposes;
 - iv. A public park;
 - v. A day care facility;
 - vi. Another sexually-orientated business; or
 - vii. Any public access government building.
- b. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually-orientated business is located, to the nearest property line of a church, synagogue, or regular place of worship, public or private elementary or secondary school, residential use, park, day care facility, or other sexually-orientated business, or to the nearest boundary of a residential zoning district.
- c. Nothing in this subsection shall be interpreted to authorize or permit any activity or conduct prohibited by any local, state, or federal law including, but not limited to, obscenity and prostitution.
2. **Special Permitted Uses**—Public Parking Garages; Used Automobile Sales; Farm Implement Establishments; Greenhouse and Nurseries; Lumber Yards; Service Stations; Wholesale Sales Outlets; Warehousing, Storage and Truck Transport Activities; Self-Storage Warehouse/Mini-Warehouse. All above “Special Permitted Uses” are subject to provisions listed under Section 6.07.01 (1)(a)-(1)(i) and under Section 6.10 (7), as well as other provisions of this ordinance.
3. **Net Site Area** - No requirements other than those listed elsewhere herein.
4. **Coverage** - No requirements other than those listed elsewhere herein.
5. **Yards Required** - No requirements other than those listed elsewhere herein. See Sect. 6.10.14.
6. **Height of Principal Building** - Not to exceed 3 stories or 40 feet.
7. **Accessory Building Regulations** - No requirements.
8. **Supplementary Regulations** - See Sec. 6.10.

6.07 Industrial Districts

6.07.01 District No. 4 – General Industrial District

The following regulations shall apply in all No. 4 Districts.

1. **Principal Permitted Uses** - Any use, except a structure used for dwelling purposes, provided, however, the use complies with the following provisions:
- a. **Review by the Planning and Zoning Commission** - To ensure compliance with provisions of this ordinance as apply to this district, all plans and specifications of

Use	Zoning Districts										
	No. 1 S-F	No. 2 2-F	No. 2-M M-F	PRD	No. 3 G.B.	No. 4 G.I.	No. 5 L.I.	No. 6 Agt.	No. 7 Lim.	No. 8 R	TMP
Composting Facilities	1	1	1	1	1	1	1	1	1	1	S
Concrete Ready-Mix Batch Plant	1	1	1	1	1	1	1	1	1	1	P
Corporate and Administrative Facilities	1	1	1	1	1	1	1	1	1	1	P
Cross Dock and Transload Facilities	1	1	1	1	1	1	1	1	1	1	S
Grain Mills, Animal Feed Manufacturer	1	1	1	1	1	1	1	1	1	1	P
Industrial Uses (Light)	1	1	1	1	1	P	P	1	1	1	P
Machine Shop / Machine Manufacturing	1	1	1	1	1	1	1	1	1	1	P
Manufacturing and Fabrication of Goods / Equipment	1	1	1	1	1	1	1	1	1	1	P
Printing, Publishing and Lithography Activities	1	1	1	1	1	1	1	1	1	1	P
Recycling Facilities	1	1	1	1	1	1	1	1	1	1	S
Research Development / Testing Lab Facilities	1	1	1	1	1	1	1	1	1	1	P
Self-Storage Warehouse, Mini-Warehouse	1	1	1	1	S	1	1	1	1	1	P
Warehousing, Storage, Truck Transport Activities	1	1	1	1	S	P	P	1	1	1	P
Wholesaling and Warehousing	1	1	1	1	1	P	P	1	1	1	P
Wind-Operated Energy Device Manufacturing	1	1	1	1	1	1	1	1	1	1	P
Transportation											
Bus Terminals, Bus Garages and Bus Lots	1	1	1	1	1	P	P	1	1	1	P
Motor Freight Terminals, Dispatch Operations	1	1	1	1	1	1	1	1	1	1	S
Public Parking Garages	1	1	1	1	S	1	1	1	1	1	1
Transportation Equipment Storage / Maintenance	1	1	1	1	1	1	1	1	1	1	P
Utility and Miscellaneous											
All Other Utility, Basic Public Water Supply	1	1	1	1	1	P	P	P	S	1	P
Building Construction Office – Trailer/Portable	1	1	1	1	1	1	1	P	1	1	1
Electric Power Generation Facility	1	1	1	1	1	1	1	1	1	1	P
Electric Substations and Booster Stations	1	1	1	1	1	P	P	P	S	1	P
Gas Power Generation Facility	1	1	1	1	1	1	1	1	1	1	P
Gas Substations and Booster Stations	1	1	1	1	1	1	1	P	S	1	P
Parking areas accessory to a use in an adjoining district	1	1	1	1	1	1	1	P	1	1	1
Radio and Television Stations	1	1	1	1	1	P	P	1	1	1	P
Radio and Television Towers and Accessories	1	1	1	1	1	1	1	S	1	1	1
Railroad R/W, Spurs, Switching, Tracks (w/ restr.)	1	1	1	1	1	1	1	P	1	1	S
Sewage Treatment Plant	1	1	1	1	1	1	1	P	S	1	1
Telephone Exchanges	1	1	1	1	1	P	P	P	S	1	P
Telecommunication Towers	1	1	1	1	1	1	1	P	1	1	1
Water Filtration Plants	1	1	1	1	1	P	P	P	S	1	P
Water Pumping Stations	1	1	1	1	1	P	P	P	S	1	P
Water Reservoirs	1	1	1	1	1	P	P	P	S	1	P
Wind Operated Energy Devices (with restrictions)	1	1	1	1	1	1	1	P	S	1	P
Residential											
Duplex											
Group Home <8 Residents											
Group Home ≥8 Residents											
Mobile Home Park											