

The Zoning Board of the Village of Winnebago met by remote meeting via GoToMeeting with Chairman Charles R. Van Sickle presiding and calling the meeting to order at approximately 7:00 p.m. Mr. Eubank stated the Zoning Board was able to continue to meet remotely since all conditions were met to conduct remote meetings according to the Executive Order by Gov. Pritzker allowing remote meetings during the COVID-19 pandemic.

ROLL CALL: BOOKER – EMMERT- EUBANK – MCDUGALL – VANSICKLE – present, KONING joined the meeting at 7:03p.m.

Guests present: Attorney Mary J. Gaziano, Attorney Szeto, Jason & Teresa Ackerman, Dick Medearis, Kellie Symonds

APPROVAL OF MINUTES MAY 24, 2021, AND JUNE 28, 2021:

Mr. Eubank made the motion to approve the minutes from the Zoning Board Meeting of May 24, 2021, second by Mr. Booker. Motion carried on roll call vote.

Mr. Koning joined the meeting at 7:03p.m.

Mr. Eubank made the motion to approve the minutes from June 28, 2021, second by Mr. McDougall. Motion approved on roll call vote.

CONFLICT OF INTEREST – There was not conflict of interest noted.

PUBLIC COMMENT—There was no request for Public Comment.

ZONING CHANGE—PROPERTY LOCATED AT SOUTHEAST CORNER OF SWIFT STREET AND MAIN STREETS IN VILLAGE OF WINNEBAGO

Atty. Szeto began the discussion with an update regarding the encroachment issue. His office has had conversations with Mr. Ackerman to reach an agreement. Mr. Ackerman is willing to repair or return to its original condition the area that was originally gravel and is willing to fix the retaining wall but is not willing to remove any of the concrete apron in front of the Sitton's home. The matter of the Village right-of-way is yet to be resolved as to whether it is dedicated and accepted or not. Atty. Gaziano was not able to locate any documents in public records, her opinion is that research is needed to determine if the roadway was dedicated and accepted by the Village. Mr. Eubank stated that the Public Works Director, who was involved in this, stated the idea of the apron beyond the entrance was to help with the water flow and drainage issue.

Atty. Gaziano commented on the reason for the removal of #11 from the requirements. Mr. Van Sickle stated that there are still issues the Building Official needs to finalize the building. Mr. Medearis stated that the solar lighting will be at 5' high and directed downward. The driveway between the Smith's building and the Ackerman's building needs to be finished off, anchors to the concrete, and the required firewalls have yet to be inspected. Atty. Gaziano stated that the fence was remeasured that afternoon to confirm the height of the fence. Mr. Medearis, though retired, will finish this project that he began.

Mr. Van Sickle expressed his concern regarding the surface of the driveway, which has a lot of gravel and questioned if that was recycled hot mix asphalt. Mr. Ackerman stated that is what he purchased and has the receipts from the two locations where he purchased the material.

Mr. Eubank asked that Mr. Ackerman provide the receipts of the product purchased. Mr. Van Sickle referred to the drawing which is stated as recycled HMA (Hot Mix Asphalt). Mr. Eubank stated the suggestion was made by the Public Works Director for the material which would help rainwater from the roof go into the ground rather than burden the drain system.

Mr. Ackerman will provide the receipts of the materials used for the HMA.

Mr. Emmert proposed changes to punctuation and remove the phrase “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” pertaining to item #4 of the Special Use restrictions. Mr. Eubank agreed with Mr. Emmert. Mr. Emmert asked the last sentence of #8 of the list of the Special Use restrictions be deleted.

Mr. Eubank made the motion to use the Special Use restrictions presented with Mr. Emmert’s modifications, these then would be the Special Use restrictions for the Zoning change for the property, seconded by Mr. Emmert. Mr. Szeto asked for clarification of this motion and how it relates to the right-of-way matter of the concrete apron. Mr. Eubank responded that is a matter between the property owners. Motion approved by roll call vote.

Mr. Eubank made the motion to change the zoning for the property to District #3 General Business with Special Permitted Use as agreed upon for self-storage mini storage, second by Mr. Booker. Atty. Gaziano made the comment that the motion be to recommend to the Village Board to have the zoning change to District #3 General Business with Special Use Permit.

Mr. Eubank withdrew his original motion, and he then made the motion to recommend to the Village Board the property zoning change to District #3 General Business with Special Permitted Use for Self-Storage Mini Storage with Special Use restrictions as contained in items 1 through 10 presented with Mr. Emmert’s modifications, second by Mr. Emmert. Motion approved by roll call vote.

Mr. Van Sickle informed Mr. Ackerman he would need to apply for the variances and sign permit. Atty. Gaziano clarified the application for variance could be submitted after the Village Board has voted on the zoning change.

Mr. Eubank made a motion to adjourn, which was seconded by Mr. Emmert. The motion carried on unanimous roll call vote. Meeting was adjourned at 7:50 p.m.

APPROVED 2021-08-23

Charles R. Van Sickle, Chairman

Prepared by:
Kellie Symonds, Deputy Clerk