

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 – MCDOUGALL - VANSICKLE – present, KONING joined the meeting at 7:03 p.m.

Guests present: Attorney Mary J. Gaziano, Jason & Teresa Ackerman, Travis Munn, Kellie Symonds

APPROVAL OF MINUTES JULY 26, 2021:

Mr. Eubank made the motion to approve the minutes as amended from the Zoning Board Meeting of July 26, 2021, second by Mr. Koning. Motion carried on roll call vote.

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

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

PUBLIC COMMENT:—There was no request for Public Comment.

FINAL PLAT MAP OF WINNEBAGO DOLLAR GENERAL SUBDIVISION SUBMITTED FOR APPROVAL

Mr. Eubank made the motion to approve the Final Plat of the Winnebago Dollar General Subdivision for submission to the Village Board for their approval, second by Mr. Booker. Motion carried by roll call vote.

A Special Village Board meeting is scheduled for August 25, 2021 at 5:30 p.m. to discuss the Winnebago Dollar General Subdivision recommendation as made by the Zoning Board.

Mr. Munn exited the meeting at 7:08 p.m. following the discussion of the Winnebago Dollar General Plat Map

VARIANCES FOR THE WINNEBAGO MINI-STORAGE:

The variances to be discussed were as follows and read by Mr. Van Sickle: #1 Variance from requirement in UDO Article 12.04.01 that HMA or concrete shall be utilized for the driveway/access ways on site, with the allowance of recycled HMA processed to IDOT CA6. #2 Variance from requirement in UDO Article 12.10 that there be a minimum of 3 parking stalls provided an additional stall for every 50 storage units which would normally require 4 parking stalls based on the number of storage units (64) to be in this development. However, this variance is only provided the property is used for a storage facility and there is no office on the site of the storage facility. #3 Variance from landscaping requirements on the Main Street area of the subject property as there are public utilities on Main Street in the right of way area of the subject property, which limits the feasibility of landscaping on Main Street.

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Mr. Van Sickle called for setting a Public Hearing to discuss the variance just before the next Zoning Board Meeting at 6:55 p.m. Motion made by Mr. Koning, second by Mr. Emmert. Motion carried by unanimous roll call vote of those present.

Mr. Eubank asked for recommendations to fill the vacant position on the Zoning Board.

Mr. Emmert asked for the list of findings to be provided to the Zoning Board to be available to prior to the meeting. Mrs. Symonds will provide them to the board members prior to the meeting.

Mr. Eubank made a motion to adjourn, which was seconded by Mr. Booker. The motion carried on unanimous roll call vote. Meeting was adjourned at 7:18 p.m.

Charles R. Van Sickle, Chairman
APPROVED September 27, 2021

Prepared by:
Kellie Symonds, Deputy Clerk