



VILLAGE OF WINNEBAGO

MEMORANDUM

Prepared By:	Joseph Dienberg, Village Administrator
To:	Zoning Board
Date:	March 31, 2026
Subject:	Proposed Text Amendment to Light Industrial District 6.07.02(3)

This memorandum is provided for informational purposes regarding a proposed text amendment to Section 6.07.02(3) of the Unified Development Ordinance related to permitted uses within the Light Industrial District. This item was discussed at the March 18, 2026 Committee of the Whole meeting. The Village Board reviewed the background and concept of the proposed amendment and expressed general support for moving the item forward in the process. No formal vote was taken at that time.

The discussion originated from a staff review of the property located at 102 N. Elida Street, the former Angel Treasures and flower shop building. Historical review indicates that while the property has been zoned Light Industrial since the 1990s, the building has functioned with a mix of light industrial and office-type uses for many years.

Under the current ordinance language, office-type uses are not explicitly permitted within the Light Industrial District, creating a potential conflict between long-standing use patterns and the current ordinance.

Based on this review, staff has identified this as a legacy inconsistency between the ordinance language and historical use of properties within the district. To address this more broadly and avoid similar issues moving forward, staff is preparing a targeted text amendment that would incorporate permitted uses from the General Business District into the Light Industrial District, while maintaining the intent of the district.

Staff intends to formally schedule a public hearing on the proposed text amendment for the May 5, 2026 Zoning Board meeting.

At that time, the Zoning Board will be asked to consider the amendment and provide a recommendation to the Village Board following the public hearing. The proposed text amendment is proposed as follows:

3. Permitted Uses - Unless Otherwise provided in this ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered in the Light Industrial District except for [uses permitted in Section 6.06.01 \(District No. 3 – General Business District\)](#), [together with](#) one or more of the following uses:

- a. Any production, processing, servicing, testing, repair, or storage of materials, goods, or products.
- b. Wholesaling and warehousing.
- c. Public and community service uses, as follows:
 - i. Bus terminals, bus garages, and bus lots;
 - ii. Electric substations;
 - iii. Fire Stations;
 - iv. Municipal or privately-owned recreation buildings or community centers;
 - v. Parks and recreation areas;
 - vi. Police Stations;
 - vii. Radio and television stations;
 - viii. Telephone Exchanges;
 - ix. Water filtration plants;
 - x. Water pumping stations; and
 - xi. Water reservoirs.

**Text in [blue](#) is new language, text in ~~red-strikethrough~~ is deleted language, and text in black is existing language*