



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING MINUTES

Monday, September 25, 2023 at 6:00 PM

108 West Main Street and Virtually

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To access meeting from any device: <https://global.gotomeeting.com/join/777725485>

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### 1. CALL TO ORDER

Chairman Emmert called the meeting to order at 6:10 p.m.

### 2. ROLL CALL

PRESENT: Chairman Bill Emmert, Michael Booker, Irv Koning, Riley Pitney, Brian Martin

GUESTS PRESENT: Attorney Mary Gaziano, Jason Ackerman, Deputy Clerk Symonds

### 3. DISCLOSURE OF ANY CONFLICT OF INTEREST

No conflicts disclosed.

### 4. PUBLIC COMMENT

No request for Public Comment.

### 5. APPROVAL OF MINUTES

#### a. Minutes from August 28, 2023

Motion made by Chairman Emmert, Seconded by Booker to approve the minutes of the August 28, 2023 meeting with the spelling correction from Graziano to Gaziano being made. Voting Yea: Booker, Chairman Emmert, Koning, Pitney, Martin

#### b. May 22, 2023 Public Hearing Minutes

Motion made by Chairman Emmert, Seconded by Koning to approve the minutes of the May 22, 2023. Discussion followed and a correction was noted to the spelling of Mr. Walter's name. Motion to reconsider the previous motion to approve the minutes of the Public Hearing was made by Chairman Emmert, seconded by Mr.

Koning. Chairman Emmert made a motion to approve the minutes as amended, seconded by Mr. Pitney. Voting Yea: Booker, Chairman Emmert, Koning,

Pitney; Abstaining: Martin as he was not on the Zoning Board at the time of the Public Hearing.

## 6. DISCUSSION

- a. Discussion of property the Winnebago School District is considering to purchase and whether it is considered a "historical" property.

The members briefly discussed the property the Winnebago School District is considering to purchase next to Simon School. Attorney Gaziano will contact President Eubank, as he did have contact with the Winnebago School District's attorney concerning the matter.

- b. Discuss Zoning inconsistencies between WinGis.org and Village of Winnebago Zoning Maps

Chairman Emmert commented on the discrepancy between the Village of Winnebago Zoning map and the zoning classes identified in WinGis.org. Chairman Emmert suggested Mr. Pitney and Mr. Ackerman, as they are both trustees of the Village Board, bring this matter to the Board of Trustees, and to recommend to affirm for the record the Zoning of the properties within the Village of Winnebago according to the Village of Winnebago maps. (1951, 1957, 1984 and 2018).

The committee also discussed the property located at 209 W Main Street, owned by the late Mary J. Hubbartt. A letter dated September 10, 2023, was received at the Village sent by Mr. Bruce Hubbartt, guardian of Mrs. Hubbartt's matters. He requested confirmation of the zoning of this property. Mr. Booker made the motion to recommend the Village Board affirm the zoning for 209 W. Main Street (located at the Northwest corner of Main and Benton) and to schedule a Public Hearing at the next zoning meeting, seconded by Mr. Koning. Voting Yea: Booker, Pitney, Martin; Voting Nay: Chairman Emmert.

- c. Discuss Variance Application - 312 W Main Street - Storage Facility  
Mr. Ackerman withdrew his application for the landscaping variance.

**7. NEW BUSINESS**

Chairman Emmert informed the Zoning Board members about a telephone call he received in his capacity as the Zoning Board Chairman from Rory Walker representing Turning Point Energy concerning a commercial solar generating facility that the company wants to build at the intersection of Falconer and Kelly Road. Chairman Emmert advised Mr. Walker to contact the County of Winnebago Zoning Department.

**8. EXECUTIVE SESSION**

**9. ADJOURNMENT**

Motion made by Chairman Emmert, Seconded by Booker.

Voting Yea: Booker, Chairman Emmert, Koning, Pitney, Martin

Motion carried on a unanimous roll call vote. The meeting was adjourned at 7:08 p.m.

UNAPPROVED

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William D. Emmert, Chairman