



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING MINUTES

Monday, July 22, 2024 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>

Or by (Toll Free): 1 877 309 2073 | Access Code: 777-725-485

### 1. CALL TO ORDER

The meeting was called to order at 6:07pm

### 2. ROLL CALL

#### PRESENT

Chairman Bill Emmert

Irv Koning

Riley Pitney

#### GUESTS

Mary Gaziano, Village Attorney

Joey Dienberg, Village Administrator

Scott Olson, Olson Funeral and Cremation Services

#### ABSENT

Michael Booker

Brian Martin

### 3. DISCLOSURE OF ANY CONFLICT OF INTEREST

None

### 4. PUBLIC COMMENT

*It is recommended that a written request to address the Village Board by non-members should be submitted via mail, hand delivery, or the Village Website to the Village of Winnebago Office located at 108 West Main Street, Winnebago, Illinois, 61088, by 12:00 Noon on the day of the meeting scheduled by the Village authorities in which the speaker would like to participate. Alternatively, speakers may fill out the form at the meeting to sign up for public comment. Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be allowed for public comment at each meeting.*

Mr. Olson noted that he appreciates the time and consideration given to him by the Village. He mentioned that he will support whatever decision the Zoning Board comes to, regarding his special use permit.

## 5. APPROVAL OF MINUTES

### a. Minutes from June 3, 2024

Chairman Emmert had two grammatical/formatting corrections, but had no issues with the information held in the minutes.

Motion made with the noted corrections by Chairman Emmert, Seconded by Pitney.

Voting Yea: Chairman Emmert, Koning, Pitney

Chairman Emmert notes that the September 25, 2023, minutes will be reviewed at the next meeting. Chairman Emmert stated that on the September 25, 2023 minutes, it mentions that the school is considering purchasing land, but is not sure if it is considered "historical". Chairman Emmert would like Staff to review the recording to verify what discussion, if any, was had regarding whether the property is considered historical.

## 6. DISCUSSION

### a. Zoning Text Amendment- Crematories

Chairman Emmert states that he believes that making an amendment to the UDO to include clarification that funeral homes are a permitted use and are able to operate within the business district, would be beneficial. In the decision on whether a crematory is a permitted use or a special permitted use, he notes that he believes that it should be a special permitted use due to it being a special permitted use within the agriculture zoning districts, and the UDO currently having requirements for it. Chairman Emmert mentions that he would like it to have distance specifications from residential zoning.

Mr. Pitney raised the question of whether it would be beneficial to state that crematories are only allowed when adjacent to cemeteries or a funeral home.

Mr. Olson noted that Rockford has verbiage stating if a business wants to put a crematory in, next to a residential area, the residential neighbors need to sign an agreement, verifying that they are ok with a crematory being put in.

Chairman Emmert recommended verbiage be included to restrict the level of emissions to be allowed at a stricter rate than what the EPA currently allows, to better protect the Village.

A motion was made to recommend to the Board, an Ordinance of Text Amendment to Unified Development Ordinance to confirm permitted use district for Funeral Homes.

Motion made by Chairman Emmert, Seconded by Koning.

Voting Yea: Chairman Emmert, Koning, Pitney

A motion was made to recommend to the Board, to amend the chart in the UDO, under offices, medical and small business section, that a crematory be added as a special permitted use in general business and listing as a special permitted use in agriculture in accordance with the text already found in the UDO.

Motion made by Chairman Emmert, Seconded by Pitney

Voting Yea: Chairman Emmert, Koning, Pitney

A motion was made to recommend to the Board, to amend section 6.06012 of the UDO, to have crematory added to the special permitted uses, in addition to what is already found within the UDO, provided that the crematory is adjacent to and operated in conjunction with a funeral home or cemetery.

Motion made by Chairman Emmert, Seconded by Koning.

Voting Yea: Chairman Emmert, Koning, Pitney

## **7. NEW BUSINESS**

None

## **8. EXECUTIVE SESSION**

None

## **9. ADJOURNMENT**

Meeting adjourned at 6:50pm

Motion made by Pitney, Seconded by Chairman Emmert.

Voting Yea: Chairman Emmert, Koning, Pitney

**DRAFT- UNAPPROVED**

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William D. Emmert, Chairman

Prepared by:  
Rachel Windgassen, Administrative Assistant