



VILLAGE OF WINNEBAGO

MEMORANDUM

Prepared By:	Joseph Dienberg, Village Administrator
To:	Zoning Board
Date:	June 30, 2026
Subject:	Zoning Change for 106 Kasch Drive, PIN 14-09-102-004

Request

The Village of Winnebago is requesting a zoning change for the Village-owned property located at 106 Kasch Drive, identified as PIN 14-09-102-004. The property consists of approximately 1.6706 acres and is currently zoned District No. 3: General Business.

The Village is requesting that the property be rezoned to District No. 4: General Industrial to facilitate the sale of the land and allow for future development of the property for a use consistent with the zoning of the contiguous property to the east, identified as PIN 14-09-126-018.

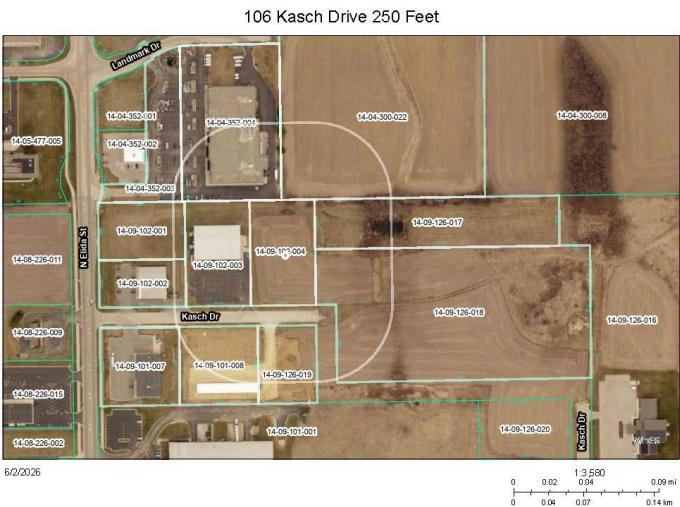
Background

The subject property is owned by the Village of Winnebago and has been identified as property appropriate for sale and future private development. The proposed zoning change would reclassify the property from General Business to General Industrial, aligning it with the zoning of the adjoining parcel to the east.

The purpose of the zoning change is to support the Village's economic development goals by positioning the property for sale and redevelopment in a manner compatible with the existing zoning pattern in the area. The contiguous property to the east is already zoned District No. 4: General Industrial, and the proposed zoning change would allow the 106 Kasch Drive parcel to be developed consistently with that adjacent property.

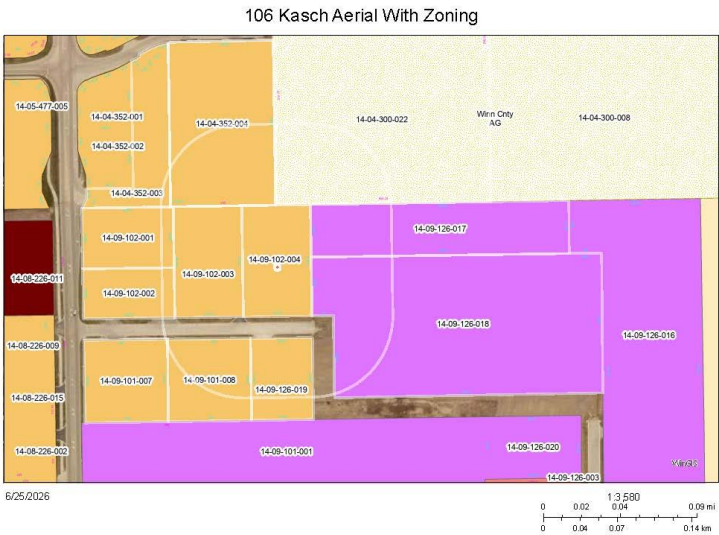
Site Information

Property Address: 106 Kasch Drive
Parcel Number: 14-09-12-004
Property Size: Approximately 1.6706 acres
Property Ownership: Village of Winnebago
Current Zoning: District No. 3 – General Business
Requested Zoning: District No. 4 – General Industrial



Surrounding Zoning:

- East: General Industrial; South: General Business; West: General Business; North: County Agricultural/General Business



Findings of Fact 18.04.04(e) (Draft for ZBA Consideration)

In making its determination, the Zoning Board of Appeals shall consider the following findings as required by the Village's Unified Development Ordinance:

1. That the proposed amendment promotes the public health, safety, comfort, and general welfare of the Village.
2. That the proposed amendment conserves the value of adjacent property and does not unreasonably diminish property values within the surrounding area.
3. That the proposed amendment is consistent with the goals and objectives of the Village's Comprehensive Plan.
4. That the proposed amendment is reasonable in response to changing conditions and the existing character of the area.
5. That adequate public utilities, road access, drainage, and other facilities are either existing or will be provided to serve any development occurring on the property.

Next Steps

This report is for informational purposes and Planning and Zoning Commission consideration. A public hearing on the zoning change request is scheduled for June 30, 2026 at which time the Zoning Board shall adopt formal Findings of Fact and make a recommendation to the Village Board for final action. The Village Attorney will prepare the zoning ordinance for Village Board consideration following the Commission's recommendation.