

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING THE VILLAGE OF WINNEBAGO UNIFIED DEVELOPMENT ORDINANCE REGARDING OFF-STREET PARKING REQUIREMENTS FOR CHURCHES AND SCHOOLS

WHEREAS, the Village of Winnebago (the "Village") has adopted a Unified Development Ordinance ("UDO") to regulate land use and development within its jurisdiction; and

WHEREAS, Article 12.14(2) of the UDO currently restricts paving for parking lots within front or side yards abutting a street in areas zoned for residential use; and

WHEREAS, Park Hills Church has submitted a request for a variance to allow parking within the front and side yards of its property, prompting a review of this provision by the Village's Zoning Board of Appeals; and

WHEREAS, during its review of the request, the Zoning Board determined that a broader text amendment to the UDO was appropriate to clarify that such parking limitations should not apply to properties where the principal use is a church or school, while maintaining restrictions to prevent unintended loopholes for in-home businesses, daycares, or other uses operating within a residential dwelling; and

WHEREAS, the Village has determined that this amendment is in the best interests of the public health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Winnebago, Illinois, as follows:

SECTION I: AMENDMENT TO ARTICLE 12.14(2)

Article 12.14(2) of the Unified Development Ordinance is hereby amended to add the following language:

"Notwithstanding the above restrictions, the limitations on paving for parking lots within front or side yards abutting a street shall not apply to properties where the principal use of the property is a church or school, as defined in Article 3 of the UDO, and not a residential dwelling. This exemption does not extend to properties primarily used as residences that also operate as in-home businesses, daycare centers, private schools, churches or places of worship, or other secondary uses that are incidental to a residential dwelling."

SECTION II: SEVERABILITY

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION III: EFFECTIVE DATE

This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

APPROVED BY: _____

Franklin J. Eubank, Jr., President of the Board
of Trustees of the Village of Winnebago, Illinois

ATTEST:

Sally Jo Huggins, Village Clerk

PASSED: _____

APPROVED: _____

**PUBLISHED IN
PAMPHLET FORM:** _____