
ZONING APPLICATION

Village of Winnebago



PLANNING & ZONING BOARD

Phone: (815) 335-2020 ■ Fax: (815) 415-8491
108 W. Main Street, Winnebago, Illinois 61088

It is recommended that a pre-application conference be held to ensure that all applicable information is provided, and the application is filled out correctly.

Please call 815-335-2020 to schedule a pre-application conference.

Delays in obtaining a public hearing date may result from an incomplete and errant application submission.

FEE SCHEDULE

Land Use (Zoning Development) Applications

| | |
|--|--|
| Zoning Map Amendment (Zoning Change) | * \$400.00 plus, \$10.00 per acre or part of, plus professional fees |
| Special Use Permit: | * \$450.00 plus, \$20.00 per acre or part of, plus applicable professional fees. |
| Variance: | * \$350.00, plus applicable professional fees |
| Planned Residential Development: | * \$450.00, plus \$20.00 per acre or part of, plus applicable professional fees |
| Appeals: | \$250.00, plus applicable professional fees |
| Text Amendment/Future Land Use Plan Amendment: | \$400.00, plus applicable professional fees |

ADDITIONAL FEES

Any fees born because of a report and/or publication required by State Law for the above noted zoning procedures shall be the responsibility of the Applicant.

The above noted fees are NOT inclusive of any other fees that may result from other required permits (i.e. Building permit, zoning clearance permit, sign permit or health permit, etc.)

Based on the complexity of the application and subsequent review required, in addition to the listed fees below at the Village of Winnebago's sole discretion applicants may be responsible for additional professional fees incurred by the Village of Winnebago during the application process, including but not limited to engineering, legal or planning review fees.

NOTICE FOR ALL PETITIONS

* When work is commenced prior to obtaining the required "Land Use (Zoning Development) Application(s)", the established fees shall be increased by 50%. The payment of such fee shall not relieve any person from fully complying with the requirements of the Village of Winnebago's Unified Development Ordinance 2019-14 and any applicable amendments, nor from the penalties prescribed with the Unified Development Ordinance, as stated in Article 4.04 and any other applicable portions of the Unified Development Ordinance.

REQUIRED APPLICATION MATERIALS

The following materials must be submitted to the Planning and Zoning Department before a Public Hearing can be scheduled. Incomplete applications cannot be processed.

-
- ☐ Application Form
 - ☐ Application Fee
 - ☐ Legal Description
-

Project Drawings:

- ☐ Preliminary or Final Site Plan (1 copy). Include project data [i.e., building area, land area, setbacks, coverage, parking and landscaping calculations, etc.]. The information required will vary depending on the type of request being made. However, all site plans should be drawn to scale and be accurate to the best of the petitioner's ability.
 - ☐ Preliminary or Final Engineering
 - ☐ Floor Plans
 - ☐ Building Elevations
 - ☐ Landscape Plan (indicate species, plant location, quantity, size, spacing, and easement/utility locations)
 - ☐ Sign elevations
-

Other Documents:

- ☐ A detailed written statement explaining the reason for the request.

The Zoning Board of Appeals and Village Board base their decisions on the standards listed below. It is in the best interest of the applicant to base their presentation on the applicable set of standards when presenting their petition.

- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement detailing the nature of the proposed use if this application is for a **SPECIAL USE PERMIT**, pursuant to Unified Development Ordinance Article 14.03:
 - a. The proposed use at the specified location is consistent with the goals, objectives, and policies of the Comprehensive Plan;
 - b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with requirements of the Article;
 - c. The proposed Special Use is not materially detrimental to the public health, safety, comfort, and general welfare, and will not result in material damage or prejudice to other property in the vicinity;
 - d. The proposed use is compatible with, and preserves or enhances, the character and integrity of adjacent development, and includes improvements necessary to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;
 - e. The proposed use does not generate pedestrian and vehicular traffic that will be hazardous to the existing and anticipated traffic in the neighborhood;

- f. The proposed Special Use complies with all fire, health, building, plumbing, electrical, and stormwater drainage regulations of the Village, County, State and Federal agencies; and
 - g. Adequate utilities exist to service the proposed Special Use.
- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement describing the specific nature of the proposed variation and the practical difficulty and perceived hardship resulting from a strict and literal interpretation of a specified regulation of this chapter if this application is a request for a VARIATION, pursuant to Unified Development Ordinance Article 15.03 et seq.

15.03 (3) Variances & Findings of Fact

- a. That there are special circumstances, applying to the land or buildings for which the variance is sought, which circumstances are peculiar to such land or buildings and do not apply generally to land or buildings in the vicinity;
 - b. That said circumstances are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or buildings;
 - c. That the variance as granted by the Zoning Board of Appeals is the minimum variance that will accomplish the reasonable use of land or building in question;
 - d. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - e. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
 - f. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the petitioner.
 - g. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
 - h. The denial of the proposed variance will deprive the petitioner the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.
 - i. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested
- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals for a ZONING DISTRICT CHANGE / ZONING MAP AMENDMENT, pursuant to Unified Development Ordinance 18.04.
- a. Legal owners of the property(s) to be rezoned. If the property is held in an Illinois Land Trust, a Statement of Beneficial Interest is also required;
 - b. Legal Description of the property(s) to be rezoned;
 - c. Common street address of property(s) to be rezoned;
 - d. Size of property (in square feet or acres);
 - e. Current zoning of property;
 - f. Requested zoning of property;
 - g. Narrative description of the reasons for requested rezoning;
 - h. Estimated impact of rezoning on surrounding neighborhood;
 - i. Vicinity map showing the area to be rezoned

PROCEDURE CHECKLIST FOR APPLICANT USE

- ☐ Prospective applicant obtains application packet from Village Office. Blank applications may be faxed or mailed upon request or downloaded off the Winnebago Village website at <http://www.villageofwinnebago.com>. All pages of the application packet should be read thoroughly at this time. If necessary, Village Office personnel will explain procedures and fees involved.
- ☐ Pre-Application Conference: It is recommended that the applicant contact the Village Office to schedule a time to review the application to ensure that it is complete and includes all applicable materials.
- ☐ Applicant submits completed zoning application, along with site plan, written statement (when applicable), other required materials and the appropriate fee. Zoning Board will review submitted materials for completeness. Applications are then scheduled for a public hearing before the Zoning Board of Appeals.
- ☐ Applicant must contact the Soil and Water Conservation District (SWCD) office directly and make proper application for Zoning Letter and/or Natural Resource Information (NRI) Report. If necessary, SWCD personnel will explain procedures and fees involved. Zoning applications are not complete until SWCD Natural Resource Information (NRI) Reports are properly applied for. Zoning requests will not be scheduled for a public hearing unless a completed NRI Report is forthcoming.
- ☐ The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review zoning, special use, and variation applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the IDNR, at 5224 South Second Street, Springfield, IL 62701-1787. Additional information can be obtained about this process via the internet address: <http://dnrecocat.state.il.us/ecopublic/>. If you have any questions or comments about endangered species consultation process, you can send an email to DNR.EcoCAT@illinois.gov
- ☐ The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review zoning, special use, and variation applications for their impact on cultural or historical resources. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).
- ☐ A Notice of Public Hearing is printed in the local newspaper no less than 15 days, nor more than 30 days before the date of public hearing. See fee schedule for applicable fee (Page 4).
- ☐ The subject property is posted with a notice sign prepared by Village Office personnel summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date no less than 15 days before the public hearing.
- ☐ Property owners surrounding the subject property are notified by mail, approximately 15 days before the date of public hearing, provided by Village Office staff summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date. Other appropriate agencies are also notified at this time. Note that adjoining property owners may legally protest map and text amendments, which may necessitate a super majority vote of the Village Board to approve a petition.
- ☐ Village Office staff review application and submit written staff report to the Zoning Board of Appeals and to the Village Board. Applicant is mailed a copy of this written staff report provided by Village Office staff, usually about 1 week before the date of public hearing.
- ☐ Zoning Board of Appeals (ZBA) conducts a Public Hearing, normally at their regularly scheduled meeting of each month. The applicant or an authorized agent must appear to present pertinent

information and provide testimony under oath. No less than 6 copies of any handouts or exhibits should be made available for ZBA members and staff. One copy will be kept and added to the file as an exhibit(s). Be aware that delays may occur as public hearings can extend to additional Board meetings and may include multiple or returning speakers. The Board deliberates and provides its recommendation based on findings of fact. Unsupportive ZBA recommendations can affect the voting considerations of the Village Board.

- ☐ Zoning Board of Appeals public hearing minutes are transcribed and distributed to Village Board members, usually about 1 week after the close of public hearing. Copies of minutes are available to applicants' following approval of said minutes by the Zoning Board of Appeals. The minutes of the Zoning Board of Appeals public hearing are normally approved the following month.
- ☐ Pertinent case information and ZBA recommendation is presented to Village Board for its consideration, layover, and decision, usually within 4 weeks after the ZBA provides its recommendation.
- ☐ Individual ordinances for each approved application are signed, certified, and processed through the Village Clerk.

PLANNING & ZONING MAPPING APPLICATION

Applicant Information

Name: SHANNON DEWITT
Address: 9714 CUNNINGHAM RD. WINNEBAGO, IL 61088
Phone: 815-541-2030
Email: SHANNON DEWITT 150@GMAIL.COM

Owner Information

Name: SAME
Address: _____
Phone: _____
Email: _____

Action Requested

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Map Amendment (Zoning Change) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Variation | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Future Land Use Plan Amendment | |

Detail of Request: ANNEXATION INTO VILLAGE UNDER DISTRICT 7

Legal Description: (attach a separate sheet if necessary) 660' E 352' TH N 660' TO POB
PT NE 1/4 SEC 16 TWP 02N RANGE 011 ACRES 5.33

PIN Number(s): 14-16-200-003

Current Zoning District: COUNTY AG

Lot Size: 5.33 acres, or _____ square feet

Please indicate the township the subject property is located in (circle):

Burritt Durand Harrison Owen Pecatonica Rockford Seward Winnebago

Please indicate whether the subject property is located within 1.5 miles of any of the following incorporated municipalities (circle all that are applicable):

Durand Pecatonica Rockford Winnebago None Other _____

Adjacent Properties (provide as a separate sheet if necessary)

NORTH:

PIN Number(s): 14-09-476-002 / 14-09-476-003 ATTACHED

Property Owner(s): SAVIER MILLAN / MARK JENKINSON

Mailing Address(s): 9733 CUNNINGHAM / 9709 CUNNINGHAM

Land Use: _____

EAST:

PIN Number(s): _____

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

SOUTH:

PIN Number(s): _____

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

WEST:

PIN Number(s): _____

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

Adjacent Properties

North:

1.) Javier Millan
9733 Cunningham Rd.
Winnebago, IL 61088
pin: 1409476002

2.) Mark Jenkinson
9709 Cunningham Rd.
Winnebago, IL 61088
pin: 1409476003

West:

1.) Brian and Deanne Smock
810 Greenlee Ave.
Winnebago, IL 61088
pin:1416204005

2.) Brian and Mary Martin
812 Greenlee Ave.
Winnebago, IL 61088
pin:1416204006

3.) Philip and Brieanna Salamone
814 Greenlee Ave.
Winnebago, IL 61088
pin:1416204007

4.) Cynthia Erb
816 Greenlee Ave.
Winnebago, IL 61088
pin:1416204008

5.) Dale and Andrea Hamilton
818 Greenlee Ave.
Winnebago, IL 61088
pin:1416204009

Southwest:

1.) Joshua and Sarah Britt
820 Greenlee Ave.
Winnebago, IL 61088
pin:1416204010

South:

1.) John Kim
904 Jessica Tr.
Winnebago, IL 61088
pin:1416227010

2.) Michael and Kirsten Garrigan
906 Jessica Tr.
Winnebago, IL 61088
pin:1416227011

3.) Joyce Hanson
908 Jessica Tr.
Winnebago, IL 61088
pin:1416227001

East:

1.) Richard Harle
9668 Cunningham Rd.
Winnebago, IL 61088
pin:1416200004

Development Team (please include phone, fax, email and mailing address for any that apply).

Project Manager: _____

Developer: _____

Attorney: _____

Engineer or Surveyor: _____

Other: _____

Adjacent Properties (provide as a separate sheet if necessary)

I, the applicant(s), of the above legally described property on which the above action is requested, provided answers to the questions herein that are true to the best of my knowledge. The property owner(s) of the above legally described property on which the above action is requested, is aware or will be informed about the request made herein.

By virtue of my application for the above action, I do hereby declare that the appropriate Village staff, appointed, and elected officials responsible for the review of my application are given permission to visit and inspect the subject property for the above requested action in order to determine the suitability of the request.

Applicant(s) Signature: Shawn D. Witt Date Signed: 08-18-2025

Date Signed: _____

Owner(s) Signature: Shawn D. Witt Date Signed: 08-18-2025

Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

NOTES:

- If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.
- If the applicant is a corporation, provide as a separate attachment, a statement verifying the correct names and addresses of all officers and directors of the corporation and all of the stockholders or shareholders owning an interest in excess of 20% of all the outstanding stocks or shares of the corporation.
- If the applicant is a partnership, joint venture, syndicate, or unincorporated voluntary association, then provide as a separate attachment, a statement verifying the correct names and addresses of all partners or members of the partnership, joint venture, syndicate, or unincorporated voluntary association.

TO BE COMPLETED BY STAFF

Pre-Application Meeting Date: _____ Application Date: _____

Staff Attending: _____ Hearing Date: _____

Fee Paid: \$ _____ Village Board Meeting Date: _____

Receipt # _____

It is recommended that you notify your township of the Map or Text Amendment, Special Use Permit, or Variation you are applying for. Please complete the form on the following page, and mail it, along with a site plat, to the Township Supervisor for the Township in which the subject property is located.

TOWNSHIP SUPERVISORS

Burritt Township

Burritt Township Supervisor 2568
N. Weldon Rd.
Winnebago, IL 61088

Durand Township

Durand Township Supervisor 209
E. South St.
Box 474
Durand, IL 61024

Rockford Township

Rockford Township Supervisor
2615 Green Apple Lane
Rockford, IL 61107

Pecatonica Township Pecatonica
Township Supervisor 328 E. 9th St.
Pecatonica, IL 61063

Seward Township

Seward Township Supervisor
4130 S. Pecatonica Rd.
Winnebago, IL 61088

Winnebago Township

Winnebago Township Supervisor
7952 Towermont Dr.
Rockford, IL 61102

TOWNSHIP NOTIFICATION OF VILLAGE OF WINNEBAGO ZONING PETITION

I, SHANNON DEWITT (Name of Applicant) am petitioning the Village Of Winnebago for a:

☒ Zoning Map Amendment from District # COUNTY A6 To District # 7

☐ Special Use Permit For _____

_____, in District # _____

☐ Variation In _____ from _____

A distance/size of _____ to _____, in District of _____

the subject property is located at: 9714 CUNNINGHAM RD.
(street address)

the P.I.N. Number(s) is: 1416200003

the size of the property is 5.33 acres, or _____ sq. ft.

Proposed use for the subject property: RESIDENTIAL, AGRICULTURAL

Contact Information:

Name: SHANNON DEWITT

Phone Number: 815-541-2030

Email Address: ROOKIE07@HOTMAIL.COM

Address: 9714 CUNNINGHAM RD.

Signature: Shannon Dewitt Date: 08-27-2025

Please attach a copy of your site plan

CONTACT INFORMATION: _____

PHONE NUMBER: _____ FAX: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

WINNEBAGO COUNTY SOIL AND WATER CONSERVATION DISTRICT

4833 Owen Center Rd.
Rockford, IL 61101-6007

P: (815) 965-2392, Ext. 3
Website: www.winnebago-swcd.org

Open Mon-Fri 8am-4:30pm

Required Information for Natural Resource Inventory Reports and Zoning Letters.

Incomplete applications will not be processed.

Date: 08-25-2025 (Office use) REPORT # _____

Zoning application filed with: (The report will be sent to the office indicated below by the SWCD Office)

☐ Rockford ☐ Loves Park ☐ Machesney Park ☐ Cherry Valley ☒ Village of Winnebago

Location of subject property: 9714 CUNNINGHAM RD. WINNEBAGO, IL 61088
(Street address)

PIN #: 14-16-200-003 Total Acres: 5.33 Current Zoning: AG

Project or Subdivision Name: _____

Contact Information for Applicant/Petitioner:

(The SWCD Office will send a copy of the report to this listed applicant)

Name: SHANNON DEWITT

Address: SAME AS ABOVE

Phone #: (815) 541 - 2030

Email: ROOKIE07@HOTMAIL.COM

Contact Information for owner

☐ Check if a copy is to be mailed to the owner

Name: SAME

Address: _____

Contact person (if different than applicant):

Name: _____ Phone: () _____

Company (if applicable): _____

Address: _____ Email: _____

Type of Request: (Check the one that applies and describe the request in detail)

☐ Change in Zoning from _____ to _____

☐ Variance: _____

☐ Special Use Permit: _____

☒ Other: ANNEX TO VILLAGE OF WINNEBAGO

Date of Public Hearing: (if known) _____

Proposed Improvements: (Check all that apply)

Planned Structures:

- ☐ Dwelling w/ Basement
☐ Dwelling w/o Basement
☐ Commercial Building
☒ Other STORAGE BUILDING

Open Space:

- ☐ Parks/Playground Area
☐ Common Open Space
☐ Other _____

Water Supply

- ☐ Individual/Private Well
☐ City/Community Water

Wastewater Treatment:

- ☐ Private Septic System
☐ City/Community Sanitary System

Storm Water Treatment:

- ☐ Drainage Ditch/Swales
☐ Storm Sewers
☐ Dry Retention Basin
☐ Wet Retention Basin
☐ None
☐ Other _____

Other Improvements Not Listed Above: (Please describe in detail below)

ANNEX INTO VILLAGE AND BUILD 40x80 STORAGE BUILDING

Existing Site Characteristics: (Check all that apply)

- ☐ Ponds/Lakes ☐ Floodplain/way ☐ Woodland ☐ Drainage Tile ☐ Building(s)
☐ Streams/Rivers ☐ Wetland(s) ☐ Cropland ☐ Disturbed Land ☐ Other CRP

FILING DEADLINE

Any person who petitions any municipality or county agency in the District for variation or amendment from that municipality's or county's zoning ordinance or who proposed to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the District **no less than 10 days prior** to the regularly scheduled meeting of the District.

I (we) understand the filing of this application allows an authorized representative of the Winnebago County Soil and Water Conservation District to visit and conduct any necessary on-site investigations on the site which is described above. It is also understood that through this request I am giving the Soil and Water Conservation District permission to provide NRCS Wetland Inventory Information on my land in regards to the Natural Resource Information Report. I understand that this report becomes public knowledge once accepted by the District Board of Directors and may be shared with other public bodies or units of government. Completions of this report may require 30 days as allowed under State Law.

Shawn Smith

(Petitioner)

08-25-2015

(Date)

This report is used as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resource Conservation Service) and are subject to change by this office and appropriate county agencies.

FEES:

Zoning Letters:

- Resource Concern Letter - \$100
- No Impact Letter - \$50

Natural Resource Inventory (NRI) Report:

- Ag Zoned Land - \$ 400 (0-5 acre)
 - \$20/additional acre 5-100 acres
 - \$15/additional acre 100-200 acres
 - \$10/ additional acre >200 acres
- Vacant Land - \$250 (0-5 acre)
 - \$10/additional acre over 5 acres

Optional: EcoCAT Information Only Report - \$35

ACCEPTED FORMS OF PAYMENT:

- Cash
- Check made payable to:
Winnebago County SWCD
A fee of \$25.00 will be charged for each returned check
- Credit/Debit card or eCheck *Service fees apply (Illinois E-Pay through the SWCD website at www.winnebagoSWCD.org).



Winnebago SWCD fee determination are final. Reports will not be completed without payment.

The Winnebago County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

