

Ordinance No. 2026- _____

AN ORDINANCE AMENDING UNIFIED DEVELOPMENT ORDINANCE TO ADD SPECIAL PERMITTED USES IN DISTRICT NO. 5—LIGHT INDUSTRIAL DISTRICT

WHEREAS, as part of the zoning and building regulations, the Village Board of Trustees adopted a Unified Development Ordinance on December 9, 2019, as Village of Winnebago Ordinance No. 2019-14, which ordinance had been amended from time to time; and

WHEREAS, Article 6, Section 6.07.02 of said Unified Development Ordinance establishes the regulations that apply in District No. 6—Light Industrial District; and

WHEREAS, Section 6.07.02(3) lists the permitted uses in said district; and

WHEREAS, to accommodate some additional practical uses in this District, while still maintaining the character of this District, a Special Permitted Uses section is to be added under the Light Industrial District, with certain conditions.

WHEREAS, a public hearing was had on June 30, 2026, with requisite newspaper publication 15 days prior in a newspaper of general circulation in the municipality in order to receive public input as to the desirability of adding a Special Permitted Uses section under District No. 5—Light Industrial District, and with any public comment received duly noted in regard to the same; and

WHEREAS, at the duly noticed and convened Zoning and Planning Commission meeting held directly after the public hearing on June 30, 2026, the members of the Zoning and Planning Commission voted to recommend to the Village Board that the Unified Development Ordinance be amended in order to add a Special Permitted Uses section with conditions under District No. 5—Light Industrial District; and

WHEREAS, the Board of Trustees believes it would be in the best interest of its citizenry to add a Special Permitted Uses section under District No. 5—Light Industrial District,

with conditions as stated therein, as such classification as a Special Permitted Use would allow evaluation of the appropriateness of a given desired use on a case-by-case basis in accordance with the surrounding uses in the Light Industrial District, and the imposition of terms and conditions on such Special Use Permit issued as deemed appropriate.

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

ARTICLE I

Section 6.07.02 of Ordinance No. 2019-04 (Unified Development Ordinance), as previously amended is hereby further amended to add a Paragraph 3.5 under Section 6.07.02 to read as follows (with the added language highlighted in this ordinance via bold text for emphasis only, and not to be so highlighted in the amending pages of the Unified Development Ordinance):

- 3.5 Special Permitted Uses—Uses permitted in Section 6.06.01 (1) and (2) (District No. 3—General Business District) provided that the Village Board of Trustees, after having the matter presented before the Zoning Board for input, determines that:**
- a. The proposed use is compatible with the intent of the Light Industrial District;**
 - b. The use will not negatively impact adjacent industrial or residential properties through traffic, noise, odor, or operational characteristics; and**
 - c. The use complies with all applicable performance standards and required conditions of Section 6.07.02.**

A copy of the revision to the Unified Development Ordinance reflecting this change is attached.

ARTICLE II

All other provisions of Ordinance No. 2019-14 not in conflict with the provisions herein shall remain in full force effect.

ARTICLE III

This Ordinance shall be in full force and effect from and after the date of its passage, approval, and publication in pamphlet form, as provided by law.

APPROVED:

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:

- e. There shall be sufficient paved parking available on the business premises for all employees on a given shift who drive to work, customers, salesmen, and anyone else who frequents the premises. No on-street parking shall be permitted.
- f. All users shall comply with the performance standards as cited in the "Environmental Protection Act" effective July 1, 1970, as amended, for the State of Illinois.

3. Permitted Uses - Unless Otherwise provided in this ordinance, no building or land may be used, and no building may be erected, converted, enlarged or structurally altered in the Light Industrial District except for one or more of the following uses:

- a. Any production, processing, servicing, testing, repair, or storage of materials, goods, or products.
- b. Wholesaling and warehousing.
- c. Public and community service uses, as follows:
 - i. Bus terminals, bus garages, and bus lots;
 - ii. Electric substations;
 - iii. Fire Stations;
 - iv. Municipal or privately-owned recreation buildings or community centers;
 - v. Parks and recreation areas;
 - vi. Police Stations;
 - vii. Radio and television stations;
 - viii. Telephone Exchanges;
 - ix. Water filtration plants;
 - x. Water pumping stations; and
 - xi. Water reservoirs.

3.5 Special Permitted Uses--Uses permitted in Section 6.06.01 (1) and (2) (District No. 3—General Business District) provided that the Village Board of Trustees, after having the matter presented before the Zoning Board for input, determines that :

- a. The proposed use is compatible with the intent of the Light Industrial District;
- b. The use will not negatively impact adjacent industrial or residential properties through traffic, noise, odor, or operational characteristics; and
- c. The use complies with all applicable performance standards and required conditions of Section 6.07.02.

4. Lot Size - Every Principal use in the Light Industrial district shall be located on a parcel of land having an area of not less than fifteen thousand (15,000) square feet and a width at the established building line of not less than one hundred (100) feet.

5. Yards - No building or structure shall hereafter be erected or structurally altered unless the following yards are provided and maintained in connection with such buildings:

- a. **Front** - A front yard equal to at least one-half ($\frac{1}{2}$) the right-of-way of the street on which the lot fronts. However, in no case shall the front yard be less than thirty-three (33) feet nor require more than forty (40) feet.
- b. **Side** - Where a side yard abuts property also in the Light Industrial District, there shall be a side yard on each side of the zoning lot of ten percent (10%) of the total yard width, with such ten percent (10%) not required to exceed twenty (20) feet,

but in no case shall such side yard on each side of the zoning lot be less than twelve (12) feet. However, where a side yard adjoins a street, the minimum width shall be increased to equal one-half ($\frac{1}{2}$) the right-of-way of the adjoining street with a minimum of thirty-three (33) feet, but not require more than forty (40) feet. Also, if the side yard abuts a zoning district other than the Light Industrial District, such side yard shall be no less than twenty (20) feet.

- c. **Rear** - A rear yard not less than thirty (30) feet where the rear yard abuts property also in the Light Industrial District, and not less than thirty (30) feet if the rear yard abuts a zoning district other than the Light Industrial District.
- d. **Exemption** - The above-mentioned side yard and rear yard requirements, as well as the front yard setback requirements, shall be waived for existing businesses in the current business or current industrial district at the time of passage and publication of Ordinance No. 94-4 establishing the Light Industrial District (June 22, 1994).