

ORDINANCE NO. 2025-XX

AN ORDINANCE AUTHORIZING DESIGNATED ON-STREET AND MUNICIPAL PARKING TO SATISFY PARKING REQUIREMENTS FOR 209 W. MAIN STREET

WHEREAS, the Village of Winnebago, an Illinois municipal corporation (the “Village”), has adopted a Unified Development Ordinance (“UDO”) to regulate zoning and development within the Village; and

WHEREAS, Article 12 of the UDO requires restaurants to provide one (1) off-street parking space for every three (3) seats of customer capacity; and

WHEREAS, Table Talk Supper Club Inc. (the “Developer”) intends to operate a restaurant at 209 W. Main Street (the “Property”), with a total of 48 seats, thereby triggering a requirement of 16 off-street parking spaces under the UDO; and

WHEREAS, the subject property is located within the Village’s historic downtown core, where traditional lot widths, zero-lot-line construction, and existing infrastructure make construction of on-site off-street parking impractical; and

WHEREAS, the character of downtown Winnebago has historically relied on shared public parking, and no nearby businesses currently provide off-street parking, instead utilizing on-street and municipal lots; and

WHEREAS, a field inventory conducted by the Village determined that more than 75 public parking spaces exist within 500 feet of the premises, including both on-street and municipal parking areas; and

WHEREAS, the Developer’s proposed site plan includes 11 on-street parking spaces adjacent to the property within the Village right-of-way, and an additional 5 on-street spaces are located along Benton Street near Memorial Park, within approximately 250 feet, effectively satisfying the 16-space requirement through nearby public accommodations; and

WHEREAS, Section 12.04.04 of the UDO permits the Village Board to approve alternate parking arrangements by ordinance when practical difficulties exist and public convenience is served; and

WHEREAS, the Village finds that the combination of available public parking, downtown context, and redevelopment goals support allowing the Developer to satisfy the UDO parking requirement using nearby public facilities; and

WHEREAS, the Village is concurrently entering into a Development Agreement with the Owner and Developer to ensure full compliance with all other UDO requirements for site improvements, alley enhancements, and permitting.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WINNEBAGO, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. FINDINGS.

The above recitals are incorporated as findings of the Village Board. The Board further finds:

- A. The physical configuration of the site and existing building and the surrounding built environment make the provision of off-street parking on the subject property impractical without compromising building usability or public safety.
- B. Allowing designated public parking spaces to satisfy the UDO's off-street parking requirements is consistent with the intent of the Code and furthers redevelopment efforts in the downtown core.

SECTION 2. AUTHORIZED PARKING AREAS.

The following existing public parking areas are hereby designated as satisfying the off-street parking requirements for the restaurant use at 209 W. Main Street:

1. On-street parking along Main Street, located between the intersection of Elida Street and Pecatonica Street on both sides of the street.
2. On-street parking along Benton Street, located between the intersection of Bluff Street and Soper Street, on both sides of the street.
3. The Village-owned municipal parking lot located immediately north of the subject property, accessible via the public alley and connected to the rear of 209 W. Main Street.

SECTION 3. CONDITIONS.

- A. The designated public parking shall remain available for general public use, and no signage or markings shall designate exclusive use for the business.
- B. This parking exception shall apply only to the current use of the premises as a restaurant or supper club and shall not extend to any future expansion or change of use without further Village review and approval.
- C. All other site improvements and operations shall comply with the Village's Unified Development Ordinance.

SECTION 4. NO GENERAL WAIVER.

This ordinance does not waive any other provision of the Village Code. Any additional variance, special use, or deviation must follow established procedures.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect following its passage, approval, and publication in pamphlet form as provided by law.

DRAFT