



# VILLAGE OF WINNEBAGO

## MEMORANDUM

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**Prepared By:** Joseph Dienberg, Village Administrator  
**To:** President and Board of Trustees  
**Date:** March 18, 2026  
**Subject:** Discussion Regarding Zoning History and Proposed Text  
Amendment for Light Industrial District

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Staff would like to provide background and context regarding a zoning issue that has recently come to light at 102 N. Elida Street, the recently vacated Angel Treasures building owned by Phil Whitehead.

The zoning history of this property dates back several decades. In 1994, Ordinance 94-04 established the Light Industrial zoning district, and Ordinance 97-07 subsequently changed the zoning of this property from General Business to Light Industrial. At this time, staff has not been able to locate a copy of Ordinance 97-07 within the Village's historical files. Attorney Gaziano is continuing to review her archives to determine if a copy exists there, and Fehr Graham has also reviewed their records but did not identify the ordinance.

The permitted uses within the Light Industrial district have otherwise remained unchanged since the district was created and were carried forward into the current Unified Development Ordinance. Under the existing ordinance language, office-type uses are not listed as permitted principal uses within the Light Industrial district.

During staff review of historical materials, we located handwritten notes believed to be from then-Chairman Charles VanSickle, indicating that Mr. Whitehead's original intent for the building was to operate light industrial uses on part of the property while leasing office space on the remainder of the building. In practice, the building has functioned in that manner for many years, including the operation of a flower shop and Angel Treasures in recent years.

A prospective tenant has now expressed interest in occupying the space with a health and wellness consulting type business. Based on the current ordinance language, that use would technically not be permitted within the Light Industrial district.

Because the ordinance language governing the Light Industrial district has not materially changed since its creation, this situation appears to represent a long-standing inconsistency between the written ordinance and the historical use of the property, rather than a recent regulatory change. To address this issue more broadly and avoid similar conflicts in the future, staff recommends consideration of a targeted text amendment to Section 6.07.02(3) – Permitted Uses in the Light Industrial District. The proposed text amendments to the Unified Development Ordinance are as follows:

**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 [uses permitted in Section 6.06.01 \(District No. 3 – General Business District\)](#), [together with](#) 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.

*\*Text in [blue](#) is new language, text in ~~red-strikethrough~~ is deleted language, and text in black is existing language*