

## **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.

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