

The Zoning Board held a Public Hearing on September 30, 2025, at 5:50 p.m. at the Village Hall 108 W Main Street, Winnebago, Illinois to hear input on the proposed zoning map amendment for 9714 Cunningham Road.

The NOTICE OF PUBLIC HEARING RE: ZONING MAP AMENDMENT TO ADD PARCEL AND DESIGNATE ZONING FOR PROPOSED PROPERTY TO BE ANNEXED TO THE VILLAGE OF WINNEBAGO LOCATED AT 9714 CUNNINGHAM ROAD IN WINNEBAGO COUNTY ILLINOIS was published in the September 11, 2025, edition of the local newspaper, The Gazette.

PRESENT: A quorum of the Zoning Board members was present. Chairman Emmert, Brian Martin, Mike Booker, Irv Koning ABSENT: Riley Pitney

GUESTS: Attorney Gaziano, Village Administrator Joey Dienberg, Deputy Clerk Kellie Symonds, Shannon DeWitt, Tim Aurand, Everett Lemke, Tamara Sanders

EMMERT: I know we have a quorum, is Irv is coming do we know?

MR. DIENBERG: I, I haven't heard.

EMMERT: Do we have a phone number for him?

MRS. SYMONDS: Uh, yeah. Would you like me to?

EMMERT: Yeah, I would like to because I'd like him to hear what's going to be at the public hearing. We do have a quorum so we can start with one person missing. I, I have some questions. I think there's going to be a few questions. Are you the applicant?

MR. DEWITT: Yes.

EMMERT: In fairness to all the board members, I think that he should be able to hear the testimony before we go into the meeting to discuss your application. If he's on his way, then I'll ask to just hold off. If he's not coming, then I'll start.

MRS. SYMONDS: He's pulling in right now.

EMMERT: Ok, we'll give him a couple minutes and we'll start. Kellie do you have the names of everybody who is present?

MRS SYMONDS: Yes.

EMMERT: Ok.

EMMERT: Uh, this is the scheduled time for public hearing of zoning change request and annexation agreement for 9714 Cunningham Road. Kellie, would you please take the role for the public hearing?

MRS SYMONDS: Emmert?

EMMERT: Yes

MRS SYMONDS: Booker?

BOOKER: Here

MRS SYMONDS: Koning?

KONING: Yes

MRS SYMONDS: Martin?

MARTIN: Here

MRS SYMONDS: Pitney?

EMMERT: Ok, we do have a quorum. Uh, I'm sorry, what's your name?

MR. DEWITT: Shannon

EMMERT: Shannon?

MR. DEWITT: DeWitt. Yes.

EMMERT: Sh- Shannon DeWitt, uh yo-you wanted to speak to this, correct?

MR. DEWITT: Yeah

EMMERT: Ok, and is there anybody else who wants to speak, ah, with respect to the public hearing? I don't see anybody else right now so it'd be you, Mr. DeWitt. Is there anybody on the, uh, internet that's there?

MR. DIENBERG: There is not.

EMMERT: And, uh, Mary, what did you have?

ATTORNEY GAZIANO: Just wanted to just for the record to indicate that notice was sent to all the property owners within 250 feet of the subject property in addition to the publication

of the public hearing just so we have it on the record.

EMMERT: Ok

ATTORNEY GAZIANO: Um, there was one individual that ah, on the notice that is not a public record due to the occupation and therefore, um, that individual was not listed. Um, we found out who it was and we sent it separate.

EMMERT: Ok, so we do have proper notice then.

ATTORNEY GAZIANO: Yes

EMMERT: And Mr. DeWitt, I'll let you speak as to what you want, why you filed the, uh, application for annexation into the Village and a rezoning request. Uh, then if anybody has any questions, I'm going to allow people to ask questions too. Ok?

MR. DEWITT: Ok sure.

EMMERT: Go ahead.

MR. DEWITT: Do I need to stand?

EMMERT: (shakes head no) Some- whatever makes you comfortable.

MR. DEWITT: Ah, well originally, I um, I applied for a building permit with the county and the ah, the county denied it according to the height the building requirements. And ah, the the only other way after talking to a few individuals in our local government Um, they basically had said that, uh, you know, you might be able to, if you, if you annex in and honestly, after talking to some of the guys here, it's just nice to have a local government. It's nice to be able to talk to someone again. There's a lot of things I have questions about with the county and it's just hard to get any ah, concrete answers. I mean, I keep getting kind of moved from one person to the other and here it just seems like it was just it was very cut and dry. Um, I just feel like it's a good fit for us to be able to go in and ah, there are some extra perks for us also by joining the ah, the village. So uh, yeah, I mean really it was kind of cut and dry for us. Um, that's really it. Any other questions?

EMMERT: So basically you want the annex because you could not build the type of-

MR. DEWITT: Originally, yes, that-

EMMERT: -Building. Building you want-

MR. DEWITT: -was the whole purpose of the annexation, was that. But there are a lot of perks going into this after talking to Joey and a couple other members.

EMMERT: What other perks?

MR. DEWITT: Ah, well, police presence for one. Um, and then, ah, you know, plowing up the snow, ah, the recycle program that we dearly missed, that we- we used to live in Greenlee for years and I couldn't figure out why we couldn't get into a recycle program, looked all over the place, just trying to get into a recycle program. They said that you have to be up the street 100 feet into Greenlee before you could be into the recycle program. But um, yeah, so there's, there's several perks we're hopefully enjoying.

EMMERT: Okay, and my understanding that you want to also have, ah, what's it called, apiculture or something?

ATTORNEY GAZIANO: Apiculture

EMMERT: It-it basically, you want to be able to raise some honeybees and collect some honey? Is that correct?

MR. DEWITT: Well, that was a question I had. I- I'm not necessarily going to go the honeybee route. I'm already in the conservation program so we have wildflowers out there planted three years ago and ah, so it's it's all of that is in CRP, but the bees would complement the conservation program very well so I did have a few questions about it and, and I might be interested um, in going that route. But I wanted to keep my agricultural zoning that I had.

EMMERT: What's CRP?

MR. DEWITT: Ah, it's it's a conservation program through the Soil and Water Conservation District. So you have to go, it- it's a program that they have, you talk to them, you set aside land to plant wildflowers. So it's ah, it's a pollinator program for bees and for monarch butterflies.

BOOKER: It's actually called the Conservation Reserve Program, but it's acreage set aside away from tillage to support conservation.

EMMERT: Ok. Question for Mary, do you know, does that usurp the Village's ordinances?

ATTORNEY GAZIANO: In terms of what the rules are?

EMMERT: If- if he was ac- yeah if he was to annex into the village, would that usurp or override Village's ordinances?

ATTORNEY GAZIANO: I don't believe so. I think it's just basically set of what they're using the land for.

Booker: What about weeds and grass? Height?

EMMERT: Right, that's what I'm getting into nuisances and stuff and the mowing. Um, that's one question for everybody that I asked Mary to look at. Ah, Mr. Dewitt, would you agree that the primary use of your property is residential?

MR. DEWITT: Yes

EMMERT: Ok.

BOOKER: You mentioned a, a building you applied for zoning for a building. Um, is it your intention to go forward with that building if you're annexed in the Village?

MR. DEWITT: Absolutely.

BOOKER: And have you checked with ah, Joey or worked with Joey on whether it would be that building, would be compliant with the zoning?

MR. DEWITT: I did talk to them and I gave them a,uh, a- basically our- the first sketch of our building plans. And I didn't hear anything. It sounded like everything was good, Joey?

MR. DIENBERG: Uh, we- there was not a full review of the building plans by the building official, but in terms of the, the setbacks and the height of the building. That was all-

MR. DEWITT: Yeah, ok.

EMMERT: Ok. If this board or committee would not agree to limited agricultural and the village would not agree to limited agricultural, would you want to annex into the village as residential?

MR. DEWITT: No

EMMERT: Ok, uh, is there anybody else who has any questions?

(MR. AURAND raises his hand)

EMMERT: Please, please state your name.

MR. AURAND: My name is Tim Aurand. I live across the street.

MR. DEWITT: Ok.

MR. AURAND: I live on Orr Drive. Orr Lane. Um, see it's not so close, I'm almost thinking I might want to annex in too because I want to build a building and I'm having issues, too. You know?

EMMERT: But-ok, do you have any questions about his property?

MR. AURAND: No, but I think that, um, it sounds kosher to me. Sounds good.

EMMERT: Okay, you're across the street, so, uh, there there's nobody on the...?

MR. DIENBERG: There's not.

EMMERT: Ok. I guess I have a few questions and comments. I don't know if I should bring them out to public meeting or-

ATTORNEY GAZIANO: Probably at the meeting.

Emmert: -at the meeting. Ok, nobody has anything else? I motion to close the public hearing.

(KONING raises his hand)

EMMERT: Seconded by Irv. Ah, is there anybody opposed to closing the public hearing? Seeing none, let the record show the public hearing has been closed at...?

ATTORNEY GAZIANO: 6:01

EMMERT: 6:01 by unanimous vote of all persons present.

Chairman Emmert ordered the public hearing to a close at 6:01p.m.

UNAPPROVED

Prepared from recording by:
Rachel Windgassen, Assistant Deputy Clerk