

NOTICE TO PROPERTY OWNERS SURROUNDING SUBJECT
PROPERTY OF PUBLIC HEARING
RE: PROPOSED ZONING VARIANCE
FOR 500 WEST WINNEBAGO STREET IN VILLAGE OF WINNEBAGO
(P.I.N. 14-08-455-014)
PLANNING AND ZONING COMMISSION
VILLAGE OF WINNEBAGO, ILLINOIS

Ms. Lisa Malzow 223 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-453-011)	Mr. Edwin H. Silberman Ms. Carol J. Silberman 311 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-009)
PARK HILLS EVANGELICAL FREE CHURCH 2525 W. Stephenson Street Freeport, IL 61032 (P.I.N. #14-08-455-014--500 W. Winnebago Street)	Ms. Mandy L. Dailey Mr. Gary E. Watts 315 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-011)
Mr. John Rowley 415 W. Cunningham Road Winnebago, IL 61088 (P.I.N. #14-08-455-005 and 14-08-455-003)	✓ Mr. John D. Rowley Mrs. Alice B. Rowley 415 W. Cunningham Road Winnebago, IL 61088 (P.I.N. #14-08-455-015)
VILLAGE OF WINNEBAGO P.O. Box 557 108 W. Main Street Winnebago, IL 61088 (P.I.N. #14-08-452-001 and 14-08-451-004)	STAR VILLAGE GREEN, LTD. 973 Featherstone Road #325 Rockford, IL 61107 (P.I.N. #14-08-454-020--Cunningham Road)
Ms. Shirley Eubank 219 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-453-012)	Mr. Thomas G. Zarembski Ms. Laura Zarembski 307 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-008)
CLAYTON COURT APARTMENTS c/o HAUN MANAGEMENT P.O. Box 333 Granville, IL 61326 (P.I.N. #14-08-454-018, 14-08-454-017, and 14-08-454-019)	Mr. Randy D. Keilback P.O. Box 91 Winnebago, IL 61088 (P.I.N. #14-08-455-004--313 S. Swift Street)

Mr. Jeffery Jenke 303 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-007)	Mr. Harold Sloan 301 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-006)
Mr. Timothy W. McDaniel Ms. Heather M. McDaniel 313 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-455-010)	FOUR RIVERS SANITATION AUTHORITY c/o Attorney Edward Fitzgerald, General Counsel 3501 Kishwaukee Street Rockford, IL 61109 (sold by Village as part of P.I.N. #14-08-451-004--Soper Street Pump Station area land)
Mr. Brody Goodwin 221 S. Swift Street Winnebago, IL 61088 (P.I.N. #14-08-453-013)	

NOTICE IS HEREBY GIVEN that upon application by Park Hills Church, the Planning and Zoning Commission of the Village of Winnebago, Illinois, is being requested to allow a variance for a parking area related to the expansion of the existing church, as contained in the Village's Unified Development Ordinance (UDO) for the property located at 500 W. Winnebago Street, in the Village of Winnebago which bears Property Identification Number (P.I.N.) 14-08-455-014, is currently located within the corporate limits of the Village of Winnebago and is legally described below:

Lot Two (2) and the North 63 feet of Lot Three (3) in Block Seventy-two (72) as designated upon the plat of Canal Trustee's Addition to the Town of Winnebago, the Plat of which Addition is recorded in Book 32 of Deeds on page 320 in the Recorder's Office of Winnebago County, Illinois, the South line of said tract being parallel with the south line of said Lot Three (3) and that part of the East Half (1/2) of vacated Leavitt Street lying West and adjoining said tract vacated by Ordinance recorded May 8, 1979 in said Recorder's Office in Microfilm No. 7911-0291;

ALSO, the North 130.0 feet of the West 74.25 feet of Lot One (1) in Block Seventy-two (72) as designated upon the Plat of Canal Trustee's Addition to the Town of Winnebago, the Plat of which Addition is recorded in Book 32 of Deeds on page 320 in the Recorder's Office of Winnebago County, Illinois, the South line of said tract being parallel with the North line of said lot, and the East line of said tract being parallel with the East line of said lot; situated in the Village of Winnebago, County of Winnebago and State of Illinois.

YOU ARE FURTHER NOTIFIED that pursuant to the requirements of Article 15.03.01 of the Village's UDO, a public hearing will be held on Wednesday, March 4, 2025, at 5:45 p.m., at which time and place objections to the proposed variance, or comments in favor thereof, shall be heard. All interested parties are invited to attend the public hearing and an opportunity to be heard will be provided in accordance with rules and procedures established by the Village authorities, and any applicable laws. The public, if desired, shall have the opportunity to attend remotely, with the following being the log in information: **Remote**

Attendance to PUBLIC HEARING via GotoMeeting Link:

<https://global.gotomeeting.com/join/696384693>, or you may connect to the meeting using your telephone: United States: 1 866 899 4679 Access Code: 696-384-693.

Interested residents are invited to provide comments regarding this matter either at the public hearing or by written statement. Written comments should be submitted to Village Deputy Clerk Kellie Symonds at 108 W. Main Street, Winnebago, IL 61088 or ksymonds@villageofwinnebago.com, so as to be received no later than the scheduled time of the meeting on Tuesday, March 4, 2025, in order to ensure placement of such comments in the official record of the public hearing proceedings.

This notice is being provided to you as an owner of record of property within 250 feet of the property legally described above, as disclosed by WinGis records, pursuant to the requirements of the Village's UDO. Further, Four Rivers Sanitation Authority, while not on the WinGis list obtained, is also being provided notice because it is known by the Village that said entity previously purchased part of P.I.N. 14-08-451-004 from the Village of Winnebago, which P.I.N. location is within 250 feet of the subject property seeking a variance.

Village of Winnebago Planning and Zoning Commission

BY: William D. Emmert
Chairman

I hereby certify this notice is being provided this 21st day of February, 2025, via regular U.S. mail, postage prepaid, to each of the owners listed above, as disclosed by the Winnebago County Recorder's Office land records, as provided by the Petitioner, of property within 250 feet of the subject property legally described above for which the Petitioner is requesting a certain variance as described herein.


Mary J. Gaziano, Village Attorney

PREPARED BY:

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of Winnebago, Illinois