



CITY OF LOVES PARK

Department of Community Development

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Planning • Zoning • Building • Economic Development

AGENDA

LOVES PARK ZONING BOARD OF APPEALS

December 21, 2017

CITY COUNCIL CHAMBERS

5:30 P.M.

100 HEART BOULEVARD

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **November 16, 2017** meeting
3. Report from the Zoning Office - None
4. Unfinished business

A. Tentative Plat of Silo Crossings

5. New business - None
6. Public participation & comment
7. General discussion
8. Adjournment

Andrew Quintanilla
Zoning Officer

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 16, 2017
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:35 P.M.

MEMBERS PRESENT: ALISE HOWLETT, DENNIS HENDRICKS, BRIAN KERN,
SHAWN NOVAK, LINDY TOO HILL

ABSENT: CATHY NELSON, NICHOLAS BECKER

OTHERS PRESENT: ANDREW QUINTANILLA - ZONING OFFICER
ATTORNEY GINO GALLUZZO
COMMUNITY DEVELOPMENT DIRECTOR
– STEVE THOMPSON
SHEILA MILLS - SECRETARY

OTHERS ABSENT: NATE BRUCK – ECONOMIC DEVELOPMENT/PLANNING
DIRECTOR
ATTORNEY PHIL A. NICOLOSI

Chairman Howlett announced that the next Community Development Committee meeting will be held Wednesday, November 29, 2017 at 5:30 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held October 19, 2017.
Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. TENTATIVE PLAT OF SILO CROSSINGS. Appropriate notice has been given.

Nicholas Becker, R. K. Johnson & Associates Inc. 1515 Windsor Road, Loves Park, IL was sworn in as Petitioner. Mr. Becker presented the Tentative Plat of Silo Crossing for a planned unit development, which is a mixed use of multifamily, duplexes, and single-family homes. He indicated that this document is the tentative plat for the roadways, easements, storm/sanitary sewer, and water detention areas. The single-family homes on eastern portion of plat is not part of the planned unit development and the road that connects to the existing stub road is required by city ordinance.

Mr. Becker added that water detention is at the northwest corner and northeast corners of the plat. He feels a minimum of 50% of traffic would head south and McFarland would be utilized to get to Harlem Road from the planned unit development. A submittal of preliminary drainage calculations for the northwest pond has been submitted for review.

Mrs. Howlett commented that the Zoning Board of Appeals is not voting on the drainage design or calculations.

Mr. Becker reminded the public that this is only a tentative plat that is being considered.

Mrs. Howlett asked about the utility easement in terms of the conditions and asked if they looked at the buildable areas for the lots that were affected in comparison to the lots that do not have utility easements.

Mr. Becker stated that the utility easements will follow the setbacks.

John Holton, 5328 Woodland Pond, Loves Park, IL was sworn in as objector and he expressed concerns regarding drainage and flooding.

John Blumberg, 6885 Lantern Drive, Loves Park, IL was sworn in as objector. Mr. Blumberg expressed concerns with discrepancies in legal descriptions on the zoning map for the property behind his residence.

Mr. Thompson explained the map was corrected in 2016, which was inadvertently changed, and when the error was discovered, it was corrected.

Attorney Galluzzo stated that zoning did not change at the property Mr. Blumberg is referring to, the only zoning that has been changed by the city is the multi-family zoning in the southeast corner was changed from multi to single family. He urged Mr. Blumberg to bring the legal description forward so it may be reviewed.

Mr. Blumberg wanted it stated for the record that the map shown at the last zoning meeting was zoned for duplexes and he expressed concerns with his property value.

John Mori, 5039 Wil-Acre Drive, Loves Park, IL was sworn in as objector and he expressed concerns with additional traffic.

Lynette Wherley, 5450 Wil-Acre Drive, Loves Park, IL was sworn in as objector and she read a letter she previously sent to the city and expressed concerns regarding traffic and safety.

Dutch Hinck, 6914 John Deere Drive, Loves Park, IL was sworn in as objector and he expressed concerns regarding traffic.

Bernadette Zabawa, 5479 Wil-Acre Drive, Loves Park, IL was sworn in as objector and she expressed concerns regarding traffic and safety.

Mr. Becker stated that drainage plan is proposed and not yet in place. He added that some traffic will utilize Park Valley and Wil-Acre Drives, but he feels Yorkshire Drive would be a better route to Harlem Road. In regards to the additional access to McFarland Road, they did consider this, but it would impact the size of the lots in the planned unit development. There are also engineering concerns with adding another intersection at McFarland Road. Mr. Becker added that Park Valley Drive is shown as connecting on the plat because that is what is required by city ordinance. The city can supersede their own ordinance if they desire and the Petitioner will accept that decision.

Chairman Howlett suggested that the board layover this item so that consideration can be made regarding the concerns expressed by the public.

Mrs. Novak asked about the board's recommendation at last month's meeting to allow a minor change, such as not extending Park Valley Drive into the planned unit development.

Mr. Thompson commented that city staff has met with the developer many times and the city has offered options that the developer did not like and the developer presented this tentative plat that meets code requirements. In regards to the extension of the stub street, the city approved an ordinance in 2011 that does not allow dead end streets. When the Park Valley development was created, the city required the developer to install a stub street to serve the future development of Nimtz Farm. The city's recommendation is to extend the stub street, as the city cannot violate their own ordinance. However, the city council can approve or disapprove, but city staff cannot make a recommendation that will violate city ordinance. He indicated there is a difference between a dead end and a stub street for future development. A dead end has development all around it and cannot go anywhere. A stub street for future development, which this is, goes into a developed parcel with the intent to serve that parcel.

Mrs. Toohill asked if it was possible to order a traffic study.

Attorney Galluzzo commented that he would like to explore the possibility of a traffic study.

Mr. Thompson stated that a traffic study will tell you how much traffic, but cannot say how much traffic is too much for a particular road.

Mrs. Novak moved to layover the Tentative Plat of Silo Crossings until next month. Second by Mrs. Toohill.

MOTION APPROVED 4-0

Mr. Thompson asked what the board wants in order to bring the matter back next month.

Mrs. Novak stated her concern was Park Valley Drive and she was under the impression at last month's board meeting that the developer was open to consideration to remove the road.

7. Public Participation and Comment

Jack Karch, 6759 Lanterne Drive, Loves Park, IL expressed concerns about laying the matter over until next month.

Attorney Galluzzo commented that the process for issues such as this can be quite long and drawn out. He asked that everyone be patient and he feels a solution will be made to accommodate both sides.

John Mori, 5039 Wil-Acre Drive, Loves Park, IL spoke again about traffic concerns.

Tom Lynch, 5015 Wil-Acre Drive, Loves Park, IL commented about traffic concerns and he thinks the petitioner and developer are making threats to the city.

Visit Pipatpinyopong, 6925 Lantern Drive, Loves Park, IL spoke about traffic concerns.

Bernadette Zabawa spoke again and express concerns regarding traffic.

Mr. Becker commented that they understand the residents concern on the connecting of Park Valley Drive, but they are just following city code. He added that he takes offence to the accusation of making threats to the city.

Lynette Wherley spoke again about traffic and safety concerns.

8. General Discussion

Discussion regarding possible solutions to similar issues in the future.

Mrs. Novak moved that the meeting be adjourned. Second by Mrs. Toohill. Motion carried by voice vote. The meeting adjourned at 7:25 p.m.

Sheila Mills, Secretary



Zoning Board of Appeals

Community Development Department

December 21, 2017

SUBJECT: Consider recommending approval of the Tentative Plat of Silo Crossings (proposal B)	
SYNOPSIS:	The applicants, Mike Maust and Josue Ramirez, are proposing a 26-lot residential subdivision.
LOCATION:	The proposed subdivision is in Winnebago County, Harlem Township. The subdivision is bound, generally, by Nimitz Road to the South, McFarland Road to the East, Park Valley Subdivision to the North, and Pine Meadow Subdivision to the West.
COMPREHENSIVE PLAN:	The City of Loves Park Comprehensive Plan identifies the future landuse for the area proposed as moderate to high density residential.
ZONING DISTRICT:	<p>The zoning for the proposed subdivision is R1-single family, with an approved PUD that includes a mix of R2-duplex residential, and R3A-4 family residential.</p> <p>R1 (minimums) Lot area (square feet): 8,500 Front Yard Setback (feet): ½ ROW, min 30 Side Yard Setback (feet): 6 Rear Yard Setback (feet): 30</p> <p>R2 (minimums) Established through the approved of the PUD</p> <p>R3A (minimums) Established through the approved of the PUD</p>
TRAFFIC ACCESS:	The proposed subdivision is adequately served by a local road network of Betula Drive, Audree Lane, and "Silo Street". Audree Lane connects to an existing "dead end". Both Betula Drive and "Silo Street" connect to Nimitz Road, which is considered a major collector.
RECOMMENDATIONS:	<p>Staff offers the following comment for recommendation:</p> <ol style="list-style-type: none">1. The purpose of "proposal B" is to show an alternative plan for Silo Crossings that does not connect Park Valley subdivision (North) with Silo Crossings via Park Valley Drive. "Proposal B" meets that objective. However, by not connecting to

	the existing Park Valley Drive, the developer is creating a “dead-end street”. “Dead-end streets” are not allowed by the City, Sec. 66-153 of the Code of Ordinances. Therefore, City staff will not recommend approval of “proposal B”.
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ATTACHED: 11x17 COPY OF TENTATIVE PLAT OF SILO CROSSINGS

ZONING BOARD OF APPEALS RECOMMENDATION: APPROVAL/DENIAL/TABLED

VOTE: _____

CONDITIONS:

AUDIENCE COMMENTS:

