

MINUTES OF THE LOVES PARK ZONING BOARD OF APPEALS
THURSDAY, JANUARY 19, 2017
5:30 P.M.
CITY COUNCIL CHAMBERS
LOVES PARK CITY HALL

1. CHAIRMAN ALISE HOWLETT CALLED THE MEETING TO ORDER AT 5:36 P.M.

MEMBERS PRESENT: ALISE HOWLETT, TOM FREESMEIER, CATHY NELSON,
BRIAN KERN, NICHOLAS BECKER, SHAWN NOVAK,
LINDY TOO HILL

OTHERS PRESENT: COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR – STEVE THOMPSON
ATTORNEY PHIL A. NICOLosi
SECRETARY – SHEILA MILLS

OTHERS ABSENT: ZONING OFFICER – ANDREW QUINTANILLA
PLANNING OFFICER – NATE BRUCK

Chairman Howlett announced that the next Community Development Committee meeting will be held Wednesday, February 1, 2017, at 5:30 p.m.

2. MINUTES

Mrs. Novak moved to approve the minutes from the meeting held December 15, 2016.
Second by Mrs. Toohill. Motion carried by voice vote.

3. ZONING OFFICE REPORT

None

4. COMMUNICATIONS

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

A. OAKCREST SUBDIVISION ANNEXATIONS:

5381 Coachlite Trail	Parcel 08-34-203-002
5441 Fernwood Lane	Parcel 08-34-227-003
6861 Harlem Road	Parcel 08-34-227-001
5350 Coachlite Trail	Parcel 08-34-201-005
6743 Squire Lane	Parcel 08-34-203-011
6610 Squire Lane	Parcel 08-34-202-002
6691 Squire Lane	Parcel 08-34-203-010

6651 Squire Court	Parcel 08-34-203-008
6661 Squire Lane	Parcel 08-34-203-009
6753 Squire Lane	Parcel 08-34-203-012
6484 Torchlight Trail	Parcel 08-34-127-018
	Parcel 08-34-127-020
6188 Torchlight Trail	Parcel 08-34-151-014
6722 Squire Lane	Parcel 08-34-202-008
6785 Harlem Road	Parcel 08-34-226-001

Mr. Thompson indicated that the properties stated are located in the Oakcrest subdivision, in the Southwest quadrant of Harlem Road and McFarland Road. This area was developed in the mid/late 1960's to early 70's and is located in an unincorporated pocket area of Winnebago County that is completely surrounded by the City of Loves Park. Last summer, the Rock River Water Reclamation District constructed a sanitary sewer extension through this area to serve the residents. Due to the fact that the City of Loves Park participated in the funding of this extension, an agreement was put in place requiring residents that wanted to connect to the sewer extension to annex to the City of Loves Park.

He reported that each of these addresses have connected to the sewer extension and signed an annexation agreement with the City of Loves Park. All properties listed are contiguous to the Loves Park city limits and meet the Illinois State Statutes regarding annexation of property by a municipality. The properties are all single-family residences and will remain as such. Upon annexation, the properties will be zoned R1 (single-family residential), in accordance with the Loves Park Comprehensive Plan, and will be subject to the zoning restrictions set forth in the Loves Park Zoning Ordinance.

Mr. Thompson added that the annexation of these properties will help to reduce the number of unincorporated parcels in this pocket area. By eventually eliminating this pocket area through future annexations, the city is able to consolidate services such as police, fire, road maintenance, and plowing services. Currently, this area is served by Winnebago County Sheriff's Department, North Park Fire District and Harlem Township. Annexation of these properties will also result in a tax bill savings to the resident due to the fact they will no longer be paying taxes to these agencies for services that will be provided by the city. The annexation of these properties does not have any adverse effect, or burden on services provided by the city, as some of these services are already being conducted by the city through mutual jurisdictional agreements between the city and Harlem Township.

No objectors present.

Mr. Kern moved to approve the OakCrest Subdivision Annexations for the following properties commonly known as:

5381 Coachlight Trail	Parcel 08-34-203-002
5441 Fernwood Lane	Parcel 08-34-227-003
6861 Harlem Road	Parcel 08-34-227-001
5350 Coachlight Trail	Parcel 08-34-201-005
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Second by Mrs. Novak.

MOTION APPROVED 6-0

7. Public Participation and Comment

None

8. General Discussion

Mrs. Toohill moved that the meeting be adjourned. Second by Mrs. Nelson. Motion carried by voice vote. The meeting was adjourned at 5:40 p.m.

APPROVED:
Sheila Mills, Secretary