

The Zoning Board of the Village of Winnebago held a Public Hearing to receive input on the following items: 1) a proposal for Pre-Annexation Agreement on a parcel on Bridgeland Road and, 2) the Annexation Agreement for 514 S. Seward Street, Winnebago IL.

In attendance:

COOK – EMMERT – EUBANK – KONING – MCDOUGALL – MEDEARIS – VAN SICKLE: present

Guests:

Attorney Mary Gaziano, Mick Groenwold, Richard Remer, Richard Froman, Kenneth Froman, Gene Viel, Peggy Viel, Guy Cunningham, Vivian Gaines, Michael McKinnon, Joe Arnold, Lori Gummow, and Lori Schultz.

CHAIRMAN Van Sickle described each of the parcels and opened the meeting for public comment, beginning with the Bridgeland Road property.

The following summarizes the substance of the comments made:

Richard Remer, 11691 Kelley Road: Mr. Remer stated that he does not have an issue with the house being built on the Bridgeland Road property. His concern is being forced to annex into the Village of Winnebago if the Pre-Annexation Agreement is approved by the Board of Trustees. Mr. Eubank explained that the property proposed for pre-annexation will only affect annexation of surrounding properties if the properties between the Village corporate limit and the property line of the Bridgeland Road property also annex within 20 years, which is the duration of the Pre-Annexation Agreement. Attorney Gaziano stated that in her 32 years representing the Village there has never been a forced annexation, the Village will only begin the annexation process at the property owner's request.

Gene Viel, 11207 Edwardsville Road: Mr. Viel stated that he owns the property on Bridgeland Road that he is selling to his daughter, Amanda Shank. He owns 80 acres of land that is held in a trust for his four (4) children. He stated that 5+ plus acres will be sold to his daughter, Amanda, and Tim White after the property has been surveyed, which will not be scheduled until the Pre-Annexation Agreement has been approved by the Board of Trustees. Mr. Emmert asked if the trust is irrevocable. Mr. Viel stated that he controls the trust with his children holding a beneficial interest. He asked for clarification of irrevocable. Mr. Eubank asked him if he is required to attend the closing when his daughter, Amanda, purchases the property. Mr. Viel answered he will be attending the closing. Mr. Eubank stated, that with that information, he believes the trust is not irrevocable and Mr. Viel has the ability to sell the entire 80 acres without the consent of his children. Attorney Gaziano stated that since Mr. Viel is the owner of all 80 acres of the property he must be a party to the Petition to Enter into a Pre-Annexation Agreement. Attorney Gaziano amended the petition to add Mr. Viel's signature. Mr. Viel signed and dated the petition. Attorney Gaziano asked Mr. Viel to provide a copy of the trust document to the Village office for her review.

CHAIRMAN Van Sickle asked if there is any further discussion regarding the Bridgeland Road property. With none stated, Mr. Emmert asked to close the issue at 6:50 p.m.

CHAIRMAN Van Sickle asked for public comment regarding the 514 S. Seward Street property.

Joe Arnold, 206 Phillips Drive: Mr. Arnold stated that he owns the property located south of the 514 S. Seward Street property and does not have an issue with the annexation of the property.

There being no additional public input, CHAIRMAN Van Sickle closed the public hearing at 6:52 p.m.

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Charles Van Sickle, Chairman