

**PLANNING & DEVELOPMENT COMMITTEE**  
MAY 22, 2007

Chairman Stephen Appell called the meeting to order at 6:45 pm.

Trustee members present: Jim Claeysen, Jill Miller, Tad Whitchurch

Trustees present: Linda Melton, Sally Hollembeak

Also, present: Attorney Stevens, Village Clerk, Nancy Belt, Administrator, David Nord, & PWD Joe Caveny

Absent: Lori Laye

Jill Miller so moved to adopt the agenda with adding, Buckley/Auxxi R4 Project. Jim Claeysen seconded. Motion was voted on and carried.

Tad Whitchurch so moved to approve the minutes of April 24, 2007. Jim Claeysen seconded. Motion was voted on and carried.

**ERB EQUITIES UPDATES**

David Nord updated the committee on House Bill #3597 (the bill that will bring control of local annexation agreements to the impacted municipality or county governing board authority). The House & Senate have unanimously passed this bill, and it is now on the Governor's desk to be signed January 1<sup>st</sup>, 2008.

**C-BRO AGREEMENT**

Attorney Jim Stevens stated that C-Bro has informed him that they would need enough sale tax rebates for the Madigan Creek's box culvert construction in order to proceed with any future development and based on this C-Bro is considering selling off the property.

**DISPOSAL OF VILLAGE EQUIPMENT**

David Nord informed the committee that he has a list of village equipment that needs to be disposed of. David stated that he spoke with Scott Trimble from Fehr-Graham and he said the computers can have all of the data removed before releasing them to not-for-profit organizations.

It was recommended to forward the list to the ordinance committee to be drafted in ordinance form.

**REVISIONS TO COMPREHENSIVE PLAN LAND USE MAP**

David Nord presented the committee with the draft of the "comprehensive plan land use map". David noted that the planning commission board made a few recommendations, with adding

more green space, which has been done. Stephen Appell asked that the plan be referred to the next scheduled P&D meeting for further review.

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**BUCKLEY/AUXXI R4 PROJECT**

Attorney Jim Stevens presented the committee with the exhibits and ordinances for the R4 – Multi-family Residential District at 8700 East State Street. Stephen Appell introduced David Sidney and Aaron Szeto to the committee. Mr. Szeto presented the committee with a diagram of the site and stated that the 62 units will have an average lot size of 15000 sq. feet he said he is asking for two variances; lot sizes and rear yard set back. Mr. Szeto said that the roads and water lines will be completed by December 31<sup>st</sup> 2007 with the completion of units 1 – 7. It was the consensus to refer this information to the ordinance committee on June 4, and consider first reading at the village board meeting June 5, 2007.

**ATTORNEY'S REPORT**

Attorney Jim Stevens informed the committee that C-Bro has submitted plans for annexation of 72 acres of farm land bounded by I-90 (east), Bell School road (west) and Newburg Road (south). Attorney Stevens said everyone should have received a copy of the proposed development; it has been reviewed by the Planning Commission Board and referred to the ZBA on June 13, 2007.

Jill Miller inquired if the village will proceed with boundary negotiations with Boone County. President Claeysen said that he has not contacted Ms. Ward at this time, but has plans to in the future.

Jill Miller so moved to adjourn at 7:12 pm. Jim Claeysen seconded. Motion was voted on and carried.

Recorded by: Village Clerk, Nancy L. Belt

Approved by: Chairman Stephen Appell on May 25, 2007