

**PLANNING & DEVELOPMENT COMMITTEE**  
**JULY 24, 2007**

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

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

Absent: Sally Hollemeak, Lori Laye

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

Stephen Appell so moved to adopt the agenda. Tad Whitchurch seconded. Motion carried by voice vote.

Stephen Appell so moved to approve the minutes of June 25, 2007. Jill Miller seconded. Motion carried by voice vote.

**UNFINISHED BUSINESS**

**REVISIONS TO COMPREHENSIVE PLAN LAND USE MAP:** Stephen Appell asked the committee members if they had any questions in regards to the comprehensive plan. It was the consensus to discuss this further at the next scheduled P&D meeting.

**OTHER OLD BUSINESS:** Attorney Jim Stevens stated that the Buckley ordinances are in final draft and asked that they be reviewed at the August 6<sup>th</sup> ordinance meeting and be passed and approved at the August 7<sup>th</sup> village board meeting.

Lori Laye arrived at 6:48 pm

**NEW BUSINESS**

**ROCK 39 CON-WAY FREIGHT, INC. TRUCKING COMPANY:** Mr. Randy Landers stated that his company is proposing to build a 100 door building for trucks to load & go. The facility will have industrial offices, underground fuel storage tanks that will be state of the art, and wellhouse. The building will be 1600 feet from Baxter Road; the ingress/egress will be on a private road, operating 24/6. **Jim Claeysen so moved to send to the village board approving Con-Way Freight, Inc. site plan, contingent upon Hanson Engineers review and approval of the site plan. Jill Miller seconded. Motion carried by voice vote.**

**SE CORNER NEWBURG & BELL SCHOOL ROADS DEVELOPMENT:** Mr. David Diamond presented the committee with his revised site plans to develop three parcels for retail/office buildings. Mr. Diamond referred to the 1993 Chiarelli agreement that the village granted "three parcels one free two-inch water hook-up" exchanged for property to widening Bell School/Newburg Roads.

Mr. Diamond said he had a meeting with David Nord, Joe Caveny & Engineer Chris Cooper regarding the curb cuts on Bell School/Newburg Roads. Mr. Diamond requested 27' right-in right-out with no curb and painted traffic lanes. Also, on Bell School Road Mr. Diamond is requesting 36' wide approach.

Stephen Appell so moved to send to the village board approving Mr. Diamond's site plan for the corner of Newburg/Bell School Roads contingent upon the following:

- Building Elevations
- Newburg Road (right in right out) 27' wide/painted entrance
- Bell School Road full access at the location as stated in letter from Hanson Engineers dated July 11, 2007 allowing a 36' wide entrance
- Site Plan reviewed and approved by Hanson Engineering

Tad Whitchurch seconded. Motion carried by voice vote.

### **CITY EAST SUBDIVISION**

David Nord presented the committee with the final plat showing Nicole Place access road from Golf Hills Subdivision to Business Route 20 East State Street. **Stephen Appell so moved to send to the village board approving City East final plat pending Hanson Engineering letter of approval. Jill Miller seconded. Motion carried by voice vote.**

### **FLODIN BOYS & GIRLS CLUB AGREEMENT (ROCKFORD PARK DISTRICT)**

Stephen Appell stated that everyone should have received a copy of the intergovernmental agreement between the Rockford Park District and Village of Cherry Valley where the park district received a state grant for \$400,000.00 for improvements to the Flodin Boys & Girls Club (Elliot Park) and the village will contribute \$100,000.00 additional funds.

Jim Claeysen so moved to send to the village board authorizing President Claeysen to sign the intergovernmental agreement between the Rockford Park District and Village of Cherry Valley.

Stephen Appell seconded. Motion carried by voice vote.

Stephen Appell so moved to amend the agenda in order to delete the executive session regarding potential litigation. Tad Whitchurch seconded. Motion carried by voice vote.

Jim Claeysen so moved to adjourn at 7:52 pm. Tad Whitchurch seconded. Motion carried by voice vote.

Recorded by: Village Clerk, Nancy L. Belt

Approved by: Stephen Appell on July 27, 2007

