

**PLANNING & DEVELOPMENT MEETING
APRIL 22, 2008**

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

Trustee members present: James Coppernoll, Tad Whitchurch, and President Jim Claeysen

Trustees present: Linda Melton, Sally Hollembeak, Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord, Nancy Belt, Joe Caveny

Jim Claeysen so moved to adopt the agenda with the following additions:

- Charles Street Gardens
- Animal Control Invoice
- Executive Session: Land Acquisition

Tad Whitchurch seconded. Motion carried by voice vote.

Stephen Appell so moved to approve the minutes of February 26, 2008. Jim Claeysen seconded. Motion carried by voice vote.

CITY EAST SUBDIVISION

Stephen Appell introduced Attorney Mayer to the committee. Attorney Mayer stated that the study of an intersection for Nicole Place at East State Street has been approved by IDOT. Attorney Jim Stevens stated that the development agreement is not finalized. Joe Caveny recommended that the performance bonds/letters of credit needs to be in place for this project.

Stephen Appell said that the planning commission recommended plat approval April 9, 2008. **Jim Claeysen moved to send to the village board to approve the City East Subdivision final plat. Tad Whitchurch seconded. Motion carried by voice vote.**

CHERRY VALLEY CROSSINGS SIGN VARIANCE REQUEST

Stephen Appell stated that the planning commission voted to recommend granting the sign variance at Bell School/Newburg intersection for Cherry Valley Crossing development. **Stephen Appell moved to send to the Ordinance committee the sign variance for Cherry Valley Crossing. James Coppernoll seconded. Motion carried by voice vote.**

CHARLES STREET GARDEN

Stephen Appell introduced Mr. Ford to the committee. Mr. Ford stated that eight property owners are requesting to be annexed into the village with "CC" Commercial zoning for properties located at the corner of West Perryville Road and Charles Street. The committee discussed that the annexation agreement grant the eight parcels "CC" zoning under the provision that the eight parcels are sold at the same time and each individual homeowners would not be allowed private businesses. Mr. Ford stated that the current homeowners would like to live in the homes until they are sold to a developer. Jim Claeysen stated that he will meet with David Nord and Attorney Jim Stevens regarding the terms of the annexation agreement and set-up a meeting with Mr. Ford to discuss the terms.

PRESIDENT'S REPORT

President Claeysen presented the committee with the 2007/08 Winnebago County Animal Control invoice in the amount of \$2,119.26. **Stephen Appell moved to send to the village board meeting May 6, 2008 to ratify the payment to pay Winnebago County Animal Control the amount of \$2,119.26 from the 2007/08 budget. Tad Whitchurch seconded. Motion carried by voice vote.**

President Claeysen presented the committee a lease amendment from the United States Postal Service to pay the village the sum of \$19,233.00 for the Cherry Valley Post Office remodeling improvements.

Stephen Appell moved to go into executive session for the purpose of discussing land acquisition at 7:18 pm. James Coppernoll seconded. Motion carried by voice vote.

Stephen Appell called the meeting back to order at 7:41 pm. Village Clerk, Nancy L. Belt called the roll: Stephen Appell, James Coppernoll, Tad Whitchurch & Jim Claeysen

Stephen Appell moved to adjourn at 7:41 pm. James Coppernoll seconded. Motion carried by voice vote.

Recorded by: Village Clerk, Nancy L. Belt
Approved by Stephen Appell on April 28, 2008