

**VILLAGE OF CHERRY VALLEY, ILLINOIS
PLANNING & DEVELOPMENT COMMITTEE MEETING JULY 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, and Scott Kramer

Also, present: Attorney Jim Stevens, Administrator David Nord, & PWD Joe Caveny

Tad Whitchurch moved to adopt the agenda with the following:

Change the order of business: addressing new business first.

James Coppernoll seconded. Motion carried by voice vote.

James Coppernoll so moved to approve the minutes of June 24, 2008. Jim Claeysen seconded.

Motion carried by voice vote.

MONTESSORI PRIVATE ACADEMY

Stephen Appell requested Kevin Behling, Fridh Corporation to address the committee.

Mr. Behling presented the committee with Montessori Private Academy site plan to be located on Sayer/Newburg Road. Mr. Jeff Holt explained the building design and landscaping to the committee.

Jim Claeysen moved to send Montessori Private Academy site plan to the village board for approval contingent upon Engineer Cooper's review and the plans compliance with village ordinances. Stephen Appell seconded. Motion carried by voice vote.

CHICAGO REGIONAL COUNCIL OF CARPENTERS

Stephen Appell requested Don Phillips and Bruce Obora to please come forward and address the committee.

Mr. Phillips presented the committee with Chicago Regional Council of Carpenters site plan. Attorney Jim Stevens stated that the plans indicate two overhead doors and requested that the doors not be used for loading purposes. Mr. Phillips stated that the doors are basically used for ventilation. The committee also voiced their concerns regarding the appearance of the overhead doors that face the Tollway and requested landscaping be added to the plan. **Jim Claeysen moved to send Chicago Regional Council of Carpenters site plan to the village board for approval contingent upon Engineer Chris Cooper's review and the plans compliance with village ordinances. James Coppernoll seconded. Motion carried by voice vote.**

ANAM CARE REZONING

Stephen Appell informed the committee that the ZBA members unanimously recommended granting a variance to allow for a "PUD" Planned Unit Development in Office "OF" zoning district for Anam Care Facility. David Nord stated that there will be five buildings, ten units with a maximum height of one story.

Stephen Appell moved to authorize Attorney Jim Stevens to negotiate a PUD agreement for the development of Anam Care Facility and draft an ordinance for review by the ordinance committee. Jim Claeysen seconded. Motion carried by voice vote.

James Coppernoll moved to change the order of business to discuss the Charles Street Gardens Annexations. Jim Claeysen seconded. Motion carried by voice vote.

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CHARLES STREET GARDENS ANNEXATION

Attorney Jim Stevens presented the committee with a draft annexation agreement between the village and eight land owners to allow uses in "CC" Commercial Community District for properties south from Charles Street to Carman Drive. Attorney Jim Stevens and Mr. Howard have agreed to meet and negotiate the terms of the annexation agreement to be reviewed at the next scheduled ordinance committee meeting.

CHANGES TO COMMERCIAL ZONING CODE

David Nord presented everyone with copies of the proposed changes to Commercial Zoning Districts reviewed by the Zoning Board of Appeals. Stephen Appell referred the proposed changes to the ordinance committee.

NEW BUSINESS

Jim Claeysen stated that Mr. Leonard Suchobrus, Walter Wayne, LLC is here requesting a letter from the village granting a tentative approval for the issuance of a liquor license to a proposed tenant of the Cherry Valley Crossing development. It was the consensus of the P&D members to authorize the letter granting a tentative approval from President Jim E. Claeysen for the issuance of a liquor license.

TIF DISTRICT UPDATE

David Nord stated that he has a list of TIF consultants and is requesting to send a letter to the agencies for their TIF qualifications. Jim Claeysen moved to authorize staff to send requests for qualification letters to TIF consultants. James Coppernoll seconded. Motion carried by voice vote.

Attorney Jim Stevens presented the committee with a draft resolution, "Authorizing Reimbursement of Costs Concerning the Redevelopment of Certain Property in the Village of Cherry Valley, Illinois". Stephen Appell referred the resolution to the ordinance committee for review.

Jim Claeysen stated that he and Attorney Jim Stevens attended a Cherry Valley Fire Protection District Board meeting to explain the village's concern for the redevelopment of the area around the Cherryvale Mall. Jim Claeysen said that the village board agrees that it is important to create a TIF District to make these public improvements and informed them that the village is taking the first step to hire a TIF consultant. Jim Claeysen said that he and Jim Stevens answered the Fire Protection Districts questions and they are receptive to the idea of a TIF district.

CHERRY VALLEY SIGNS

Joe Caveny presented the committee with two sign designs "Welcome to Cherry Valley". After further discussion it was the consensus to select the dark green sign design, and have Public Works department make the eight signs.

AD IN THE VISITORS GUIDE MAGAZINE

Tad Whitchurch moved to send to the village board to authorize David Nord to place a Village of Cherry Valley Ad in the 2009 Northern Illinois Visitors Guide in the amount of \$1,295.00 from the tourism fund. Jim Claeysen seconded. Motion carried by voice vote.

James Coppernoll moved to adjourn at 7:57 pm. Jim Claeysen seconded. Motion carried by voice vote.
Recorded by Village Clerk, Nancy L. Belt
P&D approved by Chairman, Stephen Appell on July 25, 2008