

**Village of Cherry Valley, Illinois Planning & Development Committee Meeting
January 22, 2008**

Chairman Steve Appell called the meeting to order at 6:46 P.M.

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

Trustees present: Linda Melton, Sally Hollembeak, Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord, Public Works Director Joe Caveny, and Village Deputy Clerk Angela Hale

Guests: Bryan Selander and Curt Tillman; Bill Gorsuch; Pat Stegemann; Chris Murphy and Mike Casper

Steve Appell so moved to adopt the agenda. James Coppernoll seconded. Motion carried by voice vote.

Steve Appell so moved to approve the minutes of November 27, 2007. Tad Whitchurch seconded. Motion carried by voice vote.

PARKING LOT REQUEST FOR SPECIAL USE IN R1 DISTRICT:

Chairman Steve Appell asked Bill Gorsuch to address the committee. Mr. Gorsuch stated that the area immediately south of the Cherry Valley United Methodist Church would become a parking lot. He would like the Village of Cherry Valley to approve the request before the church expends monies on engineering fees. He presented the committee with a cost estimate for the fees in the amount of \$4,600.00. Chairman Steve Appell noted that the zoning board did not approve this request for a lack of majority vote. Pat Stegemann asked the committee if the village would ensure the drainage was properly addressed. Attorney Jim Stevens stated that the drainage would be approved by the village's engineer before construction began. He stated that if, after the village's engineer approved the drainage plan, there was a problem with the drainage area, that it would be a private matter between property owners. Mr. Gorsuch stated that the village could use the parking lot for village events and urged the committee to approve the request.

Chairman Steve Appell so moved to send this request to ordinance committee on February 4, 2008. Tad Whitchurch seconded. Motion carried by voice vote.

REQUEST FOR REZONING CC to CG AT 7711 NEWBURG ROAD:

Chairman Steve Appell noted that the zoning board did not approve this request for a lack of majority vote. Bryan Selander of Schuleter & Ecklund presented architectural drawings of the property to show entrances and landscaping. He is asking the committee to approve a map amendment allowing for truck sales at the location. He stated that the existing trees would remain in place for screening. He also stated that his firm sent letters to 100 adjacent property owners and received no negative responses. David Nord stated the he received an objection from JJJ/C-Bro who is a developer to the north. He also received an objection from the owners of the Cherry Valley Club who has concerns about the marketability of the remaining condos at the location if there is a truck sales business allowed at 7711 Newburg Road.

**Village of Cherry Valley, Illinois Planning & Development Committee Meeting
January 22, 2008**

Chairman Steve Appell so moved to send the request to ordinance on February 4, 2008. Tad Whitchurch seconded. Motion carried by voice vote.

FINAL PLAT APPROVAL BELL VALLEY COMMONS SUBDIVISION:

David Nord stated that for informational purposes only, the developer has submitted a tentative final plat and that there will be multiple plats for this project.

Joe Caveny reported that he had a meeting with Winnebago County regarding the curb cut and that they are investigating the curb cut alignment on Temple Lane with C-Bro. James Coppernoll stated that the village needs more right of way in the plat. This matter was referred to the next planning & development meeting.

SITE PLAN APPROVAL 2404 S PERRYVILLE ROAD:

Mr. Mike Casper of Casper & Murphy presented drawings of the site and reviewed them with the committee. He noted that the current zoning is in line with what they want to do at the property, and that the current building would be demolished and new one built in its place. Linda Melton asked for a time line. Mr. Casper stated that the existing building would be demolished in early June and the new building opening around the holidays in 2008. President Jim Claeysen stated that there is right of way on the property for the bike path. Joe Caveny stated that there is a storm water easement located on the property and that the developer cannot change the grading in the easement area. David Nord reported that as of now, all plans are ready for approval. Mr. Casper stated that he would include the bike path area development in the agreement. Chairman Steve Appell inquired about landscaping and Mr. Casper stated that the landscaping would remain.

President Jim Claeysen so move to send the site plan to the village board for approval including the bike path completion on February 4, 2008. James Coppernoll seconded. Motion carried by voice vote.

PRESIDENT'S REPORT:

No report

ADMINISTRATOR'S REPORT:

No report

ATTORNEY'S REPORT:

No report

James Coppernoll asked to address the definition of a cul-de-sac in section 62-163. This was agreed.

Chairman Steve Appell so moved to adjourn at 7:40 P.M. Tad Whitchurch seconded. Motion carried by voice vote.

Recorded by: Village Deputy Clerk, Angela Kaye Hale
P&D minutes approved by Chairman Steve Appell on January 28, 2008