

Planning & Development Committee Meeting Minutes July 28, 2009
Village of Cherry Valley, Illinois

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

Trustee members present: President Jim Claeysen, Gary Maitland, David Schroeder

Trustees present: Sally Hollembeak, Scott Kramer, James Coppernoll

Also, present: Attorney Stevens, Administrator David Nord, Angela Hale, and Todd Houde

Stephen Appell moved to adopt the agenda. David Schroeder seconded. Motion carried by voice vote.

Stephen Appell moved to approve the minutes of May 26, 2009. Gary Maitland seconded. Motion carried by voice vote.

COMCAST FRANCHISE AGREEMENT

Attorney Stevens reported that he will review the agreement next week. This was referred to the next scheduled Ordinance meeting on August 4, 2009 as well as the next scheduled Planning & Development meeting on August 25, 2009.

RAIL INITIATIVE

Chairman Stephen Appell asked the committee for ideas to support the initiative for the Metra and Blackhawk railways. He stated that the rail ways would be advantageous for the area. Administrator David Nord stated that there are meetings be conducted regarding the initiative around the county and hoped to have more information as it becomes available. This was referred to the next scheduled Planning & Development meeting on August 25, 2009.

ADMINISTRATOR'S REPORT

Sonic: David Nord reported that the permits have been issued and that Sonic stated they are hoping to open in November.

Carpenter's Training Facility: David Nord reported that this project is moving forward and permit has been issued.

David Nord presented a spreadsheet showing sales tax figures for this fiscal year. He asked for comments on the report. The committee asked David to modify the report to show all revenues and perhaps a projection for the remainder of the fiscal year. David Nord stated that he would speak with the treasurer and present a modified report at the next scheduled Finance meeting on August 11, 2009.

Blackhawk Ridge Subdivision: David Nord stated that this project is not in compliance with the village comprehensive plan, and therefore does not support the project. Chairman Stephen Appell noted that the longer roads in subdivisions are causing speeding violations and would like the committee to keep that in mind for future subdivision plans.

ATTORNEY'S REPORT

Attorney Jim Stevens reported that the original plan several years ago was to have more land for development in the mall commercial area by utilizing the drainage special service area. He stated that currently, the conditions of the ponds and spillway are worse and have become more expensive to repair because of added run off North of the Village. The special service area

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established in 1995 did not set a tax rate. Special service area laws have changed dramatically since 1995 and Paul Marengo and his staff would feel more comfortable if the Village established a new district and disbanded the old district. The creation of a new district would not involve a lot more work than issuing the new tax that is being proposed this year. The new special service area or a tax levy under the old one would have to be completed by the fourth Tuesday in December to levy the tax timely. Attorney Stevens recommended that the board take action now and proceed with the special service area. Attorney Stevens also reported that the Village would not be required to levy a new tax each year if the Village passed a bond. The levy is in the Bond Ordinance and once passed does not require additional work or an additional levy. The Village can also abate the annual bond amount as we have done in the past. He also stated that the resolution authorizing the reimbursement from the special service area has been passed. Jim Claeysen moved to send to the board authorizing Attorney Jim Stevens, Civil Engineering Services, and village administration to proceed with the Madigan Creek special service area. Stephen Appell seconded. Motion carried by voice vote.

Chairman Stephen Appell so moved to go into executive session at 7:32pm under section 2(c)(6) the setting of a price for sale or lease of property owned by the Village of Cherry Valley. Jim Claeysen seconded. Motion carried by voice vote.

Chairman Stephen Appell called the meeting back to order at 7:42pm. Deputy Clerk Angela Hale called the roll: Stephen Appell, Jim Claeysen, Gary Maitland, and David Schroeder.

Chairman Stephen Appell moved to adjourn at 7:42 pm. Jim Claeysen seconded. Motion carried by voice vote.

Recorded by: Village Deputy Clerk, Angela K. Hale
Chairman Stephen Appell approved the minutes on