

PLANNING & DEVELOPMENT MEETING

DATE: JUNE 22, 2010 TIME: 6:45 PM

Chairman, Stephen Appell called the meeting to order at 6:47 P.M.

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

Also, present: Village Clerk, Nancy Belt; James Coppernoll; Scott Kramer; Sally Hollembeak, Administrator, David Nord, & Attorney Jim Stevens

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

Stephen Appell moved to approve the minutes of April 27, 2010. David Schroeder seconded. Motion carried by voice vote.

SPECIAL USE PERMIT; CHERRYVALE THEATER BUILDING

Attorney Jim Stevens said that he is meeting next week with Noah Currier and his investors to review the plans to remodel the CherryVale theater building for live concerts performances, restaurants, banquet facility, and teen concerts.

7203 NEWBURG ROAD

Stephen Appell asked Mr. McCarty to please come forward to address the committee. Mr. McCarty who represents Jack Wolf estate presented the committee a site map for the proposed Cherryvale Lifestyle Center to be located between Newburg Road and Cherryvale North Blvd. Mr. McCarty said the development would include commercial, retail shops such as Trader Joes, and Crate & Barrel. Mr. McCarty said that at this time the plans are to first build the independent care facility. Mr. McCarty stated that he has not received a commitment from Bachrodt to obtain the property for the extended roadway.

Attorney Jim Stevens said that he is working with Mr. McCarty to finalize the PUD agreement to include landscaping, lighting, building exterior, roadways and elevations. Stephen Appell said he will place this matter on the July planning & development agenda for further discussion.

AMENDMENT PUD AGREEMENT; NEWBURG VILLAGE

Attorney Jim Stevens said that Attorney Curt Tobin is not present but Mr. Streeter and his son are here to discuss their financial situation in regards to the construction of Patrick Drive. Attorney Jim Stevens requested the board members to take a look at Patrick Drive and asked that discussion continue at the July ordinance meeting held on July 6th, 2010. Everyone agreed.

ANALYSIS OF FUTURE REVENUES

President Claeysen presented the committee with a Resolution "Providing for and Requiring the Submission of the Proposition to fund Capital Improvements and the Support of Municipal Operations Via a (1%) One Percent Non-Home Rule Municipal Retailer's Occupation Tax and Service Occupation Tax by the Village of Cherry Valley, Winnebago County & Boone County, Illinois at the General Election to be held on November 2, 2010." President Claeysen asked everyone to review the resolution and asked that the resolution be discussed at the July 6th 2010 ordinance committee meeting. Everyone agreed.

PRESIDENT'S REPORT

President Claeysen stated that the Cherry Valley School is being renovated by Sharefest and because of the recent storms the company that was committed to removing the trees and shrubs was called away so he approved for the Cherry Valley public works employees to help with the removal on Monday. President Claeysen said that this was very much appreciated and they did a great job!

INGERSOLL CUTTING TOOL

President Claeysen said that Ingersoll is planning to construct two 35000 square foot buildings on their existing property this will bring 120 construction jobs and increase employment between 22 – 32 employees. This development will be discussed at the July P&D meeting.

COMCAST FRANCHISE AGREEMENT

Attorney Jim Stevens stated that he has contacted Joan Sage who has reported that Comcast is still negotiating with other municipalities to agree on the definition of gross revenues per their franchise agreement. Attorney Jim Stevens said he will pursue this matter and report back at the next P&D meeting.

ROCKFORD MUTUAL INSURANCE ANNEXATION AGREEMENT

Attorney Jim Stevens presented everyone with the annexation agreement for the property known as 527 Colman Center Drive Rockford Mutual Insurance Company. Stephen Appell asked everyone to review the document to be discussed at the July 6th, 2010 ordinance committee meeting.

Stephen Appell moved to adjourn at 7:11 pm. David Schroeder seconded. Motion carried by voice vote.

Recorded by: Village Clerk, Nancy L. Belt
Chairman, Stephen Appell approved the P&D minutes on June 23, 2010