

**PLANNING & DEVELOPMENT BOARD MEETING
NOVEMBER 22, 2005**

Chairman Rick Anderson called the meeting to order at 7:40 P.M.

Trustee members present: Jill Miller, Tad Whitchurch

Also, present: President Jim Claeysen, Linda Melton, Lori Laye, Sally Hollembeak, David Nord, Attorney Stevens, Nancy Belt, Joe Caveny

Tad Whitchurch so moved to adopt the amended agenda as follows:

Add: Newburg Village Golf Fees under new business

Jill Miller seconded. Motion carried by voice vote.

Tad Whitchurch so moved to approve the minutes of October 25, 2005. Jill Miller seconded. Motion carried by voice vote.

SIGN ORDINANCE/MESSAGE BOARDS: Rick Anderson stated that everyone needs to turn in their comments so Attorney Stevens can submit a draft ordinance. Rick asked that the comments be turned in to David Nord and Attorney Stevens by the 15th of next month to be reviewed in January.

6875 CARMAN DRIVE: Rick Anderson introduced Mr. Karl Barnes. Mr. Barnes said he is requesting that his property at 6875 Carman Drive be annexed and zoned from "RR" (County) to "OF" Office.

To be in compliance with the annexation and zoning being requested he is proposing the following:

***To convert a residential home into a professional use office space occupied by a certified public accountant and staff of two persons.**

***To work within the guidelines and to the betterment of the local community both in property management and overall better visual appeal to the neighborhood. Because his small privately owned CPA firm he would be a good neighbor to the surrounding property owners and would keep a well maintained property.**

***To have already made improvements to the property in the form of new heating, repairs to the deck, landscape cleanup, concrete replacement and installation of new doors.**

***To conduct his business in an orderly manner with minimal traffic to the property. Due to electronic capabilities most business is conducted away from the premises for the majority of the year.**

***To provide the proposed new site with good road access and would require no additional utility upgrades or road work.**

***To provide adequate parking for both client and staff use per the village's requirements.**

Rick Anderson and committee continued discussion with Joe Caveny that water is not available at the time of annexation, but the annexation agreement will include that when water is available, Mr. Barnes will be required to hook-up.

Tad Whitchurch so moved to recommend to the ordinance committee on December 5, 2005 to discuss Mr. Barnes request for annexation and zoning at 6875 Carmen Drive. Jill Miller seconded. Motion carried by voice vote.

NEWBURG VILLAGE SUBDIVISION: Mr. Dennis Streeter stated that Newburg Village annexation agreement states that a golf fee of .50 cents per round is to be paid to the village starting September 24, 2005. Mr. Streeter asked the board if he could postpone paying the fee until the first of the year because of cash flow problems. After further discussion it was the consensus to refer discussion to the finance committee and have Mr. Streeter submit his final paper work and recommend that the .50 per round fee for 2005 golf season be paid to the village June 2006. Mr. Streeter agreed with the committee decision.

ATTORNEY'S REPORT: Attorney Stevens stated that he is working on the following:
C-Bro Rebate Agreement.

Curfew Ordinance will be discussed at the January meeting.

Three Abatement Ordinances for the December meeting.

Larson Agreement/Joe Caveny & Jim Claeysen are discussing landscaping request.

IEPA Golf Hills Subdivision final documentation in the month of December.

Digital Sign Ordinance to be further discussed at the Ordinance meeting.

Tad Whitchurch so moved to go into executive session to discussion potential litigation. Jill Miller seconded. Time: 8:09 P.M. Motion carried by voice vote.

Tad Whitchurch called the meeting back to order at 9:07 p.m. Village Clerk, Nancy Belt called the roll: Rick Anderson, Jill Miller, Tad Whitchurch

Tad Whitchurch so moved to adjourn at 9:07 P.M. Jill Miller seconded. Motion carried by voice vote.

Respectfully submitted, Village Clerk, Nancy L. Belt

