

**VILLAGE OF CHERRY VALLEY, IL
PLANNING AND DEVELOPMENT MINUTES
TUESDAY, AUGUST 23, 2016**

CHAIRMAN STEPHEN APPELL
MEMBERS SALLY HOLLEMBEAK DAVID SCHROEDER

Chairman Steve Appell called the Planning and Development meeting to order at 6:49PM. A Roll Call was taken:

STEPHEN APPELL	PRESENT
SALLY HOLLEMBEAK	PRESENT
DAVID SCHROEDER	PRESENT

Others Present: President Jim E. Claeysen, Trustees Nancy Belt, Jeff Fustin, Gary Maitland, Attorney Jim Stevens, and Recorder Barb Neville.

APPROVAL OF THE AGENDA: Chairman Appell moved to adopt the agenda. Trustee Hollembeak seconded. All “Aye”; none opposed. Motion carried by voice vote.

APPROVE THE MINUTES: May 24, 2016. Trustee Hollembeak moved to approve the minutes for May 24, 2016. Trustee Schroeder seconded. All “Aye”; none opposed. Motion carried by voice vote.

PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. **A request for a Special Use Permit and a variance for the property commonly known as 8707 East State Street, Rockford, Illinois, and legally described as follows: PIN-12-24-401-002**

Alex Novak, Novation Group spoke briefly presenting the particulars of where exactly the variance is needed.

a. Trustee Appell moved that a Request for a Special Use Permit under Section 82-54 pursuant to Section 82-482(3)(g)(a) to allow for the construction of a wireless tower facility move forward to the Ordinance Committee for consideration at the “Special” Ordinance Committee meeting scheduled for Monday, August 29, 2016 at 6:30 p.m. Trustee Hollembeak seconded. All “Aye”; none opposed. Motion carried by voice vote.

Prior to the Committee taking action on the Variance, Attorney Stevens noted there was one letter received objecting to the requested variance. The writer felt the cell tower would diminish property values and this was not an appropriate location. Attorney Stevens added no actual testimony given but a letter was received.

b. Trustee Appell moved that a request for Variance under Section 82-55 to Section 82-482(3)(h)(a) which requires towers must be set back a distance equal so that if the tower and one-half (1/2) of the length of any portion of the tower that is horizontal or perpendicular to the tower base laid on the ground from the tower base in any direction that no part of the tower extends beyond the zoning lot boundaries. This

**VILLAGE OF CHERRY VALLEY, IL
PLANNING AND DEVELOPMENT MINUTES
TUESDAY, AUGUST 23, 2016**

variance is for the easterly and southerly boundaries of the zoning lot and this Variance request will move forward to the Ordinance Committee for consideration at the "Special" Ordinance Committee meeting scheduled for Monday, August 29, 2016 at 6:30 p.m. Trustee Schroeder seconded. All "Aye"; none opposed. Motion carried by voice vote.

ATTORNEY REPORT:

1. Status Update regarding a Cell Tower Request at 7511 Vandiver Road, Cherry Valley, Illinois.

Attorney Jim Stevens reported the location of the cell tower request is in the southwest corner adjacent to Cube Smart storage, park property and Bypass 20. Also, the cell tower was too high and would need several variances. The Planning & Zoning Committee considered the findings but turned down the request. Attorney Stevens indicated he will go back to the petitioner to see what they want to do with their request.

ADJOURNMENT: Seeing there is no further business, Chairman Appell moved to adjourn at 7:05 PM. Trustee Hollebeak seconded. All "Aye"; none opposed. Motion carried by voice vote.

Recorded by Recording Clerk, Barb Neville
Minutes reviewed by Chairman Appell on August 24, 2016.

**AGENDA
VILLAGE OF CHERRY VALLEY, ILLINOIS
PLANNING AND DEVELOPMENT COMMITTEE MEETING
TUESDAY AUGUST 23, 2016
6:45PM**

CHAIRMAN: STEPHEN APPELL
MEMBERS: SALLY HOLLEMBEAK DAVID SCHROEDER

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF THE AGENDA:

APPROVE THE MINUTES: May 24, 2016.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. A request for a Special Use Permit and a variance for the property commonly known as 8707 East State Street, Rockford, Illinois, and legally described as follows:

PIN- 12-24-401-002

 - a. A request for a Special Use Permit under Section 82-54 pursuant to Section 82-482(3)(g)(a) which requires a Special Use Permit to allow for the construction of a wireless tower facility.
 - b. A request for a variance under Section 82-55 to Section 82-482(3)(h)(a) which requires towers must be set back a distance equal so that if the tower and one-half (1/2) of the length of any portion of the tower that is horizontal or perpendicular to the tower base laid on the ground from the tower base in any direction that no part of the tower extends beyond the zoning lot boundaries. This variance would be for the easterly and southerly boundaries of the zoning lot.

ATTORNEY REPORT:

1. Status update regarding a Cell Tower Request at 7511 Vandiver Road, Cherry Valley, Illinois.

ADJOURNMENT:

SJA (08-17-16)