

**VILLAGE OF CHERRY VALLEY, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY MAY 15, 2024**

Chairman John Totten called the meeting to order at 6:30 PM. A Roll Call was taken by Deputy Village Clerk, Heather Riley:

CHAIRMAN:	JOHN TOTTON	PRESENT	BILL LAWSON	PRESENT
MEMBERS:	SALLY FLEEGLE	PRESENT	CHRIS PLUMMER	PRESENT
	LARRY GRAY	PRESENT	JIM SMETANA	PRESENT
			PAT STEGEMANN	PRESENT

Others Present: Attorney Aaron Szeto, Trustees Jeff Fustin, Brandi Pearse, Carl Wedig, Village President David Schroeder, Village Administrator Jim E. Claeysen, and Deputy Village Clerk Heather Riley.

ADOPT THE AGENDA: Jim Smetana moved to adopt the May 15, 2024 agenda. Chris Plummer seconded. A Roll Call Vote was taken:

JOHN TOTTON	AYE	LARRY GRAY	AYE
JIM SMETANA	AYE	BILL LAWSON	AYE
SALLY FLEEGLE	AYE	PAT STEGEMANN	AYE
CHRIS PLUMMER	AYE		

The motion PASSED by a vote of 7-0.

APPROVE THE MINUTES: Bill Lawson moved to approve the October 18, 2023 meeting minutes. Larry Gray seconded. A Roll Call Vote was taken:

JOHN TOTTON	AYE	LARRY GRAY	AYE
JIM SMETANA	AYE	BILL LAWSON	AYE
SALLY FLEEGLE	AYE	PAT STEGEMANN	AYE
CHRIS PLUMMER	AYE		

The motion PASSED by a vote of 7-0.

EX-OFFICIO'S REPORT : TRUSTEE JEFF FUSTIN

Trustee Fustin stated that the three items from the October 2023 Planning and Zoning Commission Meeting, the variance for the construction of a 30x40' accessory building, and the two Special Use Permits - one for allowing a tattoo parlor at 7164 N. CherryVale Blvd and one allowing an automobile service station in a CN neighborhood (702 East State Street) all passed at the Village Board level.

PUBLIC COMMENT:

NEW BUSINESS:

1. A request for an amendment to an existing Special Use Permit issued under the Code of Ordinances for the Village of Cherry Valley, Illinois, Chapter 82, Section 82-303(3) regarding the Special Use of a wildlife habitat or refuge in the Park (PK) zoning classification, for the real property commonly known as 888 S. Lyford Road, Rockford, Illinois (PIN: 12-25-126-001). See application on file at the Cherry Valley Village Hall, 806 E. State Street, Cherry Valley, Illinois.

Attorney Szeto stated that this item will be held over to the June 20, 2024 Planning and Zoning Commission Meeting per the petitioner request.

**VILLAGE OF CHERRY VALLEY, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY MAY 15, 2024**

2. Jim Smetana moved to approve a request for a Text Amendment to Section 82-234(b) of the Village's Code of Ordinances regarding Special Uses in the Commercial Community (CC) Zoning District to allow for Accessory Parking Lots; a Text Amendment to Section 82-235(b) of the Village's Code of Ordinances regarding Special Uses in the Commercial General (CG) Zoning District to allow for Accessory Parking Lots; a Text Amendment to Section 82-446 of the Village's Code of Ordinances regarding Control of Offsite Parking Regulations; and a Text Amendment to Section 82-448 of the Village's Code of Ordinances regarding Additional Parking Regulations. Filed by the Village of Cherry Valley. Chris Plummer seconded. A Roll Call Vote was taken:

JOHN TOTTEN	AYE	LARRY GRAY	AYE
JIM SMETANA	AYE	BILL LAWSON	AYE
SALLY FLEEGLE	AYE	PAT STEGEMANN	AYE
CHRIS PLUMMER	AYE		

The motion PASSED by a vote of 7-0.

3. Jim Smetana moved to approve a request for a Special Use Permit issued under the Code of Ordinances for the Village of Cherry Valley, Illinois, Section 82-234(b) regarding the Special Use for an Accessory Parking Lot in the Commercial Community Zoning District for the property commonly known as 81 XX E. State Street, Cherry Valley, IL 61016 and with PIN 12-24-351-006. Sally Fleegle seconded.

Attorney Gino Galluzzo, who represents the petitioners State & Lyford LLC spoke to the commissioners regarding the proposed purpose of this parking lot. Attorney Galluzzo stated that with the Hard Rock Casino opening this summer and the addition of this parking lot they are hoping that development starts to come in over into the area that is within the village's limits.

Attorney Szeto read the Findings of Facts A - F to the Commission as follows:

- a. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
7-AYE 0-NAY
- b. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;
7-AYE 0-NAY
- c. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;
7-AYE 0-NAY
- d. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;
7-AYE 0-NAY
- e. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
7-AYE 0-NAY

**VILLAGE OF CHERRY VALLEY, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY MAY 15, 2024**

- f. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
7-AYE 0-NAY

A Roll Call Vote was taken:

JOHN TOTTEN	AYE	LARRY GRAY	AYE
JIM SMETANA	AYE	BILL LAWSON	AYE
SALLY FLEEGLE	AYE	PAT STEGEMANN	AYE
CHRIS PLUMMER	AYE		

The motion PASSED by a vote of 7-0.

Attorney Szeto stated that this item will move on to the May 28, 2024 Committee of the Whole Meeting at 7 PM with a favorable recommendation from the Planning and Zoning commissioners.

ADJOURNMENT: Chairman Totten entertained a motion to adjourn. Sally Fleegle moved to adjourn at 6:54 PM. Bill Lawson seconded.

A Roll Call Vote was taken:

JOHN TOTTEN	AYE	LARRY GRAY	AYE
JIM SMETANA	AYE	BILL LAWSON	AYE
SALLY FLEEGLE	AYE	PAT STEGEMANN	AYE
CHRIS PLUMMER	AYE		

The motion PASSED by a vote of 7-0.

Minutes recorded by Deputy Village Clerk Heather Riley.

Minutes reviewed by Village Administrator Jim E. Claeysen on May 24, 2024.