



42.2393,-88.9597

— NEIGHBOR SCREEN

# CHERRY VALLEY, IL

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 42.2393,-88.9597

**PIN** Not provided

**Request Date** 2025-12-19

Winnebago County, IL • 42.2393,-88.9597

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-101-002		<b>Jason Brenden</b>	Individual	Jason Brenden grew up in Cherry Valley as one of two sons of Steven Brenden, a longtime local who worked 36 years at the Chrysler plant in nearby Belvidere <sup>1</sup> . The Brenden family has lived in Cherry Valley since the late 1960s and is not known for public civic roles <sup>2</sup> .	unknown	Low	Engage Jason through a respectful one-on-one conversation that acknowledges his family's long history in the area. Emphasize listening to any concerns and building trust over shared community values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
12-35-476-004, 12-36-351-001		<b>David C. Stokstad</b>	Individual	David C. Stokstad appears to be a private landowner in the Cherry Valley area with no readily visible civic or public profile in local records <sup>3</sup> . No news articles or meeting minutes were found that mention him, suggesting he stays out of public community affairs <sup>4</sup> .	unknown	Low	Since Mr. Stokstad's views are not publicly known, an initial step would be a neighborly outreach to introduce the project and invite his feedback. Having a neutral community liaison make contact could encourage him to share any concerns in a low-pressure setting.	M
16-02-226-007		<b>James A. &amp; Synda C. Gable</b>	Individual	James and Synda Gable are a local husband-and-wife landowning couple and part of a multi-generational Cherry Valley family <sup>5</sup> . They reside in Cherry Valley near other members of the Gable family, but neither holds a public office or is documented as participating in local government meetings <sup>6</sup> .	unknown	Low	Approach the Gables through personal connections – for example, via a neighbor or local farmer they know – and acknowledge their family's long-standing ties to the community. Emphasize common interests in preserving the area's character when discussing any development plans.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-102-001		<b>Charles Scott Layng</b>	Individual	Charles Scott Layng is connected to a pioneer family that has lived in the Cherry Valley area since at least the 1860s <sup>7</sup> . The Layng family's longstanding presence in Winnebago County is documented in local genealogical records, though Charles himself has kept a low public profile with no recent mentions in local news or civic activities <sup>8</sup> .	unknown	Low	When engaging Mr. Layng, it may help to highlight respect for his family's deep roots in the community. Reaching out via a long-time local resident or mutual acquaintance could facilitate a constructive dialogue, given the family's heritage in the area.	M
16-02-226-008		<b>Ward H. Gable</b>	Individual	Ward H. Gable is the patriarch of the Gable family in Cherry Valley and has been a resident landowner in the area for decades <sup>9</sup> . Now a senior citizen, Ward's household and grown children (including James Gable) all reside locally, reflecting the family's long-standing local presence <sup>10</sup> .	unknown	Medium	Have a respected community member who knows the farming community approach Ward Gable, given his standing as a long-time local landowner. Emphasize that any development plans will consider and respect the Gable family's legacy and the community's agricultural heritage.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-102-003		<b>James R. Petersen &amp; Mary E. Petersen</b>	Individual	James R. Petersen (born 1955) is about 70 years old and co-owns a residential parcel in Cherry Valley with his wife Mary E. Petersen ( 11). The Petersens have no record of public participation in local land-use debates and did not appear among neighbors who spoke on recent solar farm proposals ( 12).	unknown	Low	Reach out to the Petersens in person and early, focusing on building trust. Listen to any personal concerns they have about their property and reassure them the project will respect the community's rural character.	M
16-01-102-002		<b>Michael J. Combs &amp; Jody R. Combs</b>	Individual	Michael J. Combs and Jody R. Combs jointly own a Cherry Valley property, but they hold no known positions in local government or community organizations ( 13). They have not been publicly cited taking any side on area development or clean energy projects, and their names do not appear in media coverage of recent zoning debates ( 14).	unknown	Low	Approach the Combs family privately through a trusted community contact. Emphasize open communication and invite them to share any concerns about how the project might affect their daily life or property.	M
16-01-102-007		<b>Daniel Hana</b>	Individual	Daniel Hana owns a parcel in Cherry Valley, Winnebago County, but no public information was found linking him to community leadership or activism ( 15). There are no reports of Hana voicing opinions on local development issues in meeting minutes or news outlets ( 16).	unknown	Low	Engage Mr. Hana through a polite introduction at his residence. Provide clear information about the project and assure him that you're available to answer questions, as he has not previously engaged in public discussions.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-02-226-003		<b>Carlos Serna</b>	Individual	Carlos Serna is a local real estate professional (Century 21 Affiliated) serving the Cherry Valley/Rockford area ( 17). He has closed over 260 home sales in the region, indicating a broad network in the community ( 18). Serna has not made any public statements opposing development; no records show him participating in recent anti-development efforts ( 19).	unknown	Medium	property_value, tax_revenue_benefit.	M
							Have a conversation with Mr. Serna via a mutual business acquaintance or local realtor network.	
							Highlight how the project can coexist with property values and contribute to the area's economic growth, aligning with interests a real estate professional would appreciate.	
16-01-101-010		<b>Lisa Gable</b>	Individual	Lisa Gable resides in Cherry Valley, and public records show she is part of a local family (spouse James Gable, age 57) that has lived in the area for years ( 20). She holds no public office or committee membership, and her name is absent from local news on development or planning disputes ( 21).	unknown	Low	Engage Mrs. Gable through a neighborly visit with a community liaison. Emphasize respect for the community's heritage and listen to any questions, noting that as long-term residents they may value assurances about preserving the area's character.	M
16-01-102-004		<b>Daniel &amp; Jessica Levy</b>	Individual	Daniel and Jessica Levy own a parcel in Cherry Valley but have not been publicly active in local development discussions ( 22). They hold no public office or formal civic roles in the community ( 23).	unknown	Low	Reach out with project information and invite their questions in a neighborly, low-key meeting.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-02-226-002, 16-02-226-001, 16-01-106-004		<b>Cherry Valley Village Of</b>	See ORG table	See ORG table	unknown	Unknown		M
16-01-102-005		<b>Nick E. Belcher</b>	Individual	Nick E. Belcher is a Cherry Valley resident; 2020 records show a Belcher household on West State Street in the village ( 24 ). He has not publicly voiced any stance on development proposals and is not listed in local leadership roles ( 25 ) ( 26 ).	unknown	Low	Provide information one-on-one and listen to any concerns, as he has not taken a public position.	M
16-01-102-008		<b>Cecilio Rubalcava Jr.</b>	Individual	Cecilio Rubalcava Jr. is identified as a local landowner (PIN 16-01-102-008) but maintains a low public profile ( 27 ). He has no record of speaking in local meetings or holding any community leadership positions ( 28 ).	unknown	Low	Engage quietly with basic outreach, as he has not been active or outspoken about community issues.	M
12-36-351-003		<b>David Reyes</b>	Individual	David Reyes owns a neighboring parcel (PIN 12-36-351-003) but has not made any public statements about local projects ( 29 ). He is not involved in village government or known civic groups in the area ( 30 ).	unknown	Low	Maintain transparency and open lines of communication, as he has not indicated any position yet.	M
16-01-102-009		<b>Sharon K. Seebuck</b>	Individual	Sharon Seebuck married Leon F. Seebuck in 1993; Leon was a construction company owner who worked across the U.S. 31 . Leon passed away in 2020 at their Cherry Valley home ( 32 ). No meeting minutes or local news records mention Sharon taking any public position on area development 33 .	unknown	Low	Engage her in a personal, respectful conversation through a trusted community member, acknowledging her late husband's local building work to build rapport and address any concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-103-002		<b>Jose H. Cruz</b>	Individual	Jose H. Cruz owns property in the Cherry Valley area, but he has not been identified in any local government proceedings or community leadership positions ( <sup>34</sup> ). His name does not appear in recent village board reports or local media, suggesting he has not publicly engaged on development issues <sup>35</sup> .	unknown	Low	Approach one-on-one (with bilingual communication if needed), focusing on listening to any concerns and emphasizing that the project will respect his property and daily life.	M
16-01-101-009		<b>Michael G. Grenke</b>	Individual	Michael G. Grenke is a landowner in Cherry Valley with no public-facing roles or statements on record ( <sup>36</sup> ). Searches of local records and news found no mention of Grenke speaking at meetings or participating in community initiatives <sup>37</sup> .	unknown	Low	Have a personalized outreach by a project representative or mutual acquaintance to introduce the plans and invite his feedback, since he has stayed out of the public eye.	M
16-01-103-003		<b>Austin Pittman</b>	Individual	Austin Pittman owns property in the vicinity, but he holds no known official positions and has not voiced any opinions in public forums ( <sup>38</sup> ). His absence from local meeting reports or civic activities indicates he has remained a private community member <sup>39</sup> .	unknown	Low	Reach out informally (e.g., via a neighborhood meet-and-greet or a personal visit) to explain the project and encourage questions, given that he has not been publicly involved.	M
16-02-229-001		<b>Mary J. &amp; Dale W. Moyer</b>	Individual	Mary J. and Dale W. Moyer jointly own a parcel in the Cherry Valley area, and they are not recorded as serving on any local boards or committees ( <sup>40</sup> ). No references to the Moyers were found in recent local news or meeting documentation, suggesting they have stayed out of public debates on development <sup>41</sup> .	unknown	Low	Engage the Moyers through a neighbor or community figure they respect. Emphasize how the project will be managed to protect the rural character and address any legacy or land stewardship concerns they may have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-105-017		<b>Lisa A. Heinzeroth</b>	Individual	Lisa A. Heinzeroth is a Cherry Valley resident who cast a ballot in the 2020 presidential election <sup>42</sup> . She has no record of holding public office or voicing opinions on development in local meetings as of late 2024 <sup>43</sup> .	unknown	Low	Use friendly, direct outreach to share information one-on-one and invite her to discuss any questions or concerns about the project.	M
16-02-228-024		<b>Richard A. &amp; Janna M. McLaughlin</b>	Individual	Richard A. and Janna M. McLaughlin reside together in Cherry Valley and both voted in the 2020 general election <sup>44</sup> . Neither has been publicly involved in local government or development debates as of 2024 <sup>45</sup> .	unknown	Low	Engage the couple together in an informal meeting at their home, listening to their perspectives and addressing any concerns about how the development may affect their property or neighborhood.	M
16-01-105-018		<b>Vicki A. Ross</b>	Individual	Vicki A. Ross lives in Cherry Valley; she did not cast a ballot in the 2020 presidential election <sup>46</sup> . There is no indication that she has participated in local civic discussions or projects in recent years <sup>47</sup> .	unknown	Low	Provide her with clear, accessible project information and follow up with a personal visit to invite questions, as she may not be actively engaged in community forums.	M
16-02-228-007		<b>Jan D. Goranson</b>	Individual	Jan D. Goranson is a Cherry Valley property owner on Sha Lane who voted in the 2020 presidential election <sup>48</sup> . He has not been noted in any public forums or leadership roles regarding local developments <sup>49</sup> .	unknown	Low	Approach with a neighborly conversation to understand his viewpoint, emphasizing how the development will address common resident interests (e.g., property values or traffic) and inviting his feedback.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
16-01-105-019		<b>Jane E. Pettersen</b>	Individual	Jane E. Pettersen resides in Cherry Valley and was an active voter in the 2020 general election <sup>50</sup> . She has no known involvement in local governmental proceedings or community advocacy concerning development issues <sup>51</sup> .	unknown	Low	Engage her with a friendly invitation to a small informational meeting or open house, ensuring her questions are answered and highlighting aspects of the project that align with general community well-being.	M

## Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
12-36-351-005, 16-01-101-001		<b>C V Spiritualist Camp Inc</b>	inc	C V Spiritualist Camp Inc is a religious nonprofit in Cherry Valley, IL established in 1947 <sup>52</sup> . Also known as the Cherry Valley Spiritualist Camp Association, it operates the Christabelle Spiritualist Church at 8002 Service Road, which has been at that site since 1925 <sup>53</sup> .	Low	religious	Meet with the camp's board or pastor to address concerns; emphasize the project will not disturb their peaceful retreat and may respect their community values.	M
12-36-351-006		<b>Voicestream Gsm I Operating Co Llc</b>	llc	Voicestream GSM I Operating Co., LLC is a telecommunications entity that operates under the T-Mobile brand to provide wireless services; it holds a cell tower asset in Cherry Valley but has no local community presence <sup>54</sup> .	Low	unknown	Coordinate with T-Mobile's network engineering team to ensure the project does not impact their tower; otherwise minimal engagement needed due to their lack of local involvement.	M
16-02-226-006		<b>Taylor, Rose E &amp; Basil E Tr</b>	trust	See RESIDENT table.	Unknown	unknown	N/A	M
16-01-103-001		<b>Velez &amp; Munoz Enterprise Llc</b>	llc	Velez & Munoz Enterprise LLC is a Florida-registered company formed on May 11, 2022, with its principal office in Miami, FL and a mailing address in Rockford, IL <sup>55</sup> . The company's principals are listed as Gicela Muñoz and German Velez, both providing addresses in Medellín, Colombia <sup>56</sup> .	Low	speculation	Contact their Rockford-based representative or agent; offer a profitable buyout or partnership opportunity aligned with their investment objectives.	M
16-01-105-005		<b>Eckert, Harry E &amp; Rose M Trustees</b>	trust	See RESIDENT table.	Unknown	unknown	N/A	M

