

**PLANNING & DEVELOPMENT MEETING  
OCTOBER 28, 2008**

Chairman Stephen Appell called the meeting to order at 7:37 P.M.

Trustee members present: James Coppernoll, Tad Whitchurch, and President Jim Claeysen

Trustees present: Linda Melton, Sally Hollembeak, Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord, Angela Hale, Joe Caveny, and Chief Todd Houde

Guests: Beth Ruyle and Nancy Hill with Ehlers; Attorney Tom Green; Tim Horley with Anam

James Coppernoll so moved to adopt the agenda as amended adding under unfinished business; 3. Rezoning Request – Permits. Tad Whitchurch seconded. Motion carried by voice vote.

Stephen Appell so moved to approve the minutes of September 23, 2008. Jim Claeysen seconded. Motion carried by voice vote.

**TIF DISTRICT PRESENTATION**

Mrs. Beth Ruyle came forward and addressed the board. She stated the qualifications of her firm, Ehlers, and then offered the committee guidelines for enacting a TIF district. She noted that the eligibility of the area is very specific, the village will need a redevelopment plan, and that it is a long process and there are strict deadlines that the village must meet. She also suggested starting speaking with the other taxing districts in the proposed area to advise them of the TIF district. Mrs. Ruyle noted that communication with the taxing districts, businesses, and citizens is very important. She said that eligibility takes from 30-60 days; a study and redevelopment plan takes 2-3 months; and it takes 90-120 days to adopt the TIF district once all deadlines are met. She estimated the cost for Ehlers to assist the village would be \$25,000.00.

Attorney Tom Green stated that experts would be testifying to validity of eligibility at the joint review board. He also stated that each taxing district would choose their member for the joint review board.

Chairman Steve Appell and committee thanked Mrs. Ruyle and Attorney Green for addressing the committee.

**ANAM P.U.D.**

Attorney Jim Stevens reported that Anam Care facility is expanding and presented the committee with the landscaping plan. He stated that the expansion will be a condominium association model. He reported that the village needed to decide where the water line is going to be placed on the property; either a private line after the water main connection or as Joe Caveny suggested, a loop configuration. Consensus was to proceed as presented with the private line located after the water main and to present the final site plan for approval at the November Planning & Development meeting.

**REZONING REQUEST**

David Nord presented a map for an area located near Rotary Road that the property owners are asking for a zoning change with Winnebago County. A couple of residents addressed the committee asking for the village to approve the request. After discussion, the committee asked David to let the county know that the village has no position regarding the rezoning request.

## **ZONING PERMITS**

David Nord suggested to remove the underlining on the permit form and asked the committee their opinion about the last line that states the homeowners must stake and pin property before the permit can be issued. The committee agreed to remove the line and put a disclaimer statement on the form stating that the homeowners is responsible to know where their property line is located.

## **PRESIDENT'S REPORT**

### **ADMINISTRATOR'S REPORT**

David Nord submitted an invoice in the amount of \$94,850.28 for the village's yearly insurance renewal. Steve Appell so moved to send to the board authorizing the payment of \$94,850.28 to IML Risk Management Association for the renewal of the village's insurance policy. Jim Claeysen seconded. Motion carried by voice vote.

President Jim Claeysen moved to adjourn at 8:43 pm. Steve Appell seconded. Motion carried by voice vote.

Recorded by: Village Deputy Clerk, Angela Hale

P&D minutes approved by Chairman, Stephen Appell on November 3, 2008