

**Village of Cherry Valley, Illinois
Planning & Development Committee Meeting
February 26, 2008**

Chairman Steve Appell called the meeting to order at 6:45 P.M.

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

Trustees present: Linda Melton, Sally Hollembeak, and Scott Kramer

Also, present: Attorney Stevens, Administrator David Nord

Guests: Al Schmidt, Debbie Rheingans and reporter Rob Baxter from the Register Star.

Steve Appell so moved to adopt the agenda. James Coppernoll seconded. Motion carried by voice vote.

James Coppernoll so moved to approve the minutes of January 22, 2008. Jim Claeysen seconded. Motion carried by voice vote.

PROPOSED COMPREHENSIVE PLAN LAND USE MAP:

David Nord asked that the Committee to consider setting a date for a public hearing on the Village's proposed / revised Comprehensive Plan Land Use Map. Steve Appell asked the Attorney if the map could be modified after the public hearing. Attorney Stevens stated that it could be.

After further discussion it was the consensus of the committee to direct Attorney Stevens to set a public hearing for the Comprehensive Plan map prior to the second Village Board of Trustees meeting in April (Tuesday, April 15, 2008 at 6:45 PM).

ELECTRONIC BILLBOARD REQUEST:

Local resident Debbie Rheingans presented the committee with her request to install a "V shaped", two sided billboard on property she owns along Perryville Road, just south of Newburg; west of Ingrassia Furniture.

One or both of the billboard faces would be digital. In return for approval of the new billboard, Mrs. Rheingans stated that she would remove the existing single face billboard near the corner of Newburg and Perryville, as well as the older, double sided sign further south along Perryville Road. The new sign would be installed somewhere in between the two existing signs.

It was noted by Stephen Appell that this request was approved unanimously at the February Planning Commission meeting. After further discussion, it was the consensus of the committee to have Attorney Stevens draft an ordinance to address the billboard request.

Jim Claeysen so moved to direct Attorney Stevens to draft an ordinance for this request for consideration at the March 3rd Ordinance Committee meeting. James Coppernoll seconded the motion. Motion carried by a unanimous voice vote.

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FINAL PLAT APPROVAL; CHERRY VALLEY CROSSINGS SUBDIVISION:

Mr. Albert Schmidt of Schmidt Engineering presented the committee with the revised Cherry Valley Crossings Subdivision plat. Mr. Schmidt noted that the revised plat now included a fourth lot; bringing the total project area to approximately four acres of land on the South East corner of Bell School and Newburg Roads. Mr. Schmidt stated his belief that development of lots 1, 3 and 4 would likely occur this year. It was also noted that the bike path along Bell School Road was noted on the plat.

After further discussion James Coppernoll so moved to send the request for final plat approval of Cherry Valley Crossings subdivision to the Village Board of Trustees meeting March 4th. Jim Claeysen seconded the motion. Motion carried by unanimous voice vote.

PRESIDENT'S REPORT:

No report

ADMINISTRATOR'S REPORT:

David Nord reported that he had a phone call in with the manager of Toys R Us concerning recent articles in the Rockford Register Star about the relocation of part or all of the store's operations to Forest Plaza in Rockford.

ATTORNEY'S REPORT:

Attorney Stevens reported that there is a development proposal submitted to the City of Rockford for a 38 lane-bowling complex to the Showplace Cinema on East State Street.

James Coppernoll so moved to adjourn at 7:03 P.M. Tad Whitchurch seconded. Motion carried by voice vote.

Recorded by: David Nord, Village Administrator