

PLANNING AND DEVELOPMENT COMMITTEE
McHenry County Government Center – Administration Building
667 Ware Road – Conference Room A
Woodstock, IL 60098

Minutes of Thursday, August 18, 2005

Ann Gilman, Chairman

Jim Heisler	Ann Kate
Peter Merkel	Marc Munaretto
Virginia Peschke	Barbara Wheeler

Chairman Gilman called the Planning and Development Committee meeting to order at 8:15 a.m. The following members were present: Ann Gilman, Jim Heisler, Ann Kate, Marc Munaretto, Virginia Peschke, and Pete Merkel. Barbara Wheeler was absent. Also in attendance: Planning and Development Department staff members; Members from the Planning Commission; Rich Kelly, Jr.; Gene Goeglein, Regional Superintendent of Schools; Peter Austin, County Administrator; and press.

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Mr. Munaretto, to approve the regular session minutes of the Planning and Development Committee meeting of August 4, 2005. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION

Linnea Kooistra, a member of the Regional Planning Commission, addressed the Committee and presented her concerns regarding the 2020 Unified Plan. She stated she was unable to support the plan as revised by the Planning and Development Department as she felt the document did not address unified growth, transportation plans or the goals as presented by the Commission. She asked that the Commission be allowed to submit a plan that they can support.

PRESENTATION

None.

SUBDIVISIONS

Lances Subdivision – Tentative Plat: The project proposes a subdivision of two lots on 3.73 acres. There will be no new roads. There are no wetlands or Special Flood Hazard. The Village of Cary reviewed and approved the tentative plat. After a review of the proposal, Mr. Munaretto made a motion, seconded by Mr. Merkel, to accept the Tentative Plat for Lances Subdivision and authorize the P & D Committee Chairman to sign said Plat allowing the project to proceed to the Final Plat stage. The motion carried with a unanimous voice vote.

NEW BUSINESS

ZBA Reappointment – Rich Kelly, Jr.: Mr. Kelly addressed the Committee and reviewed his desire to be reappointed to the Zoning Board of Appeals. Ms. Peschke made a motion, seconded by Ms. Kate, to reappoint Rich Kelly, Jr. to the ZBA for a term to expire 09/01/10. The motion carried with a unanimous voice vote. Ms. Peschke then made a motion, seconded by Ms. Kate to reappoint Mr. Kelly Chairman of the ZBA for a two year term (to expire 09/01/07). The motion carried with a unanimous voice vote of all ayes.

OLD BUSINESS

Unified Plan - Discussion: Members of the Regional Planning Commission met with the Committee to discuss their concerns with the P & D departmental draft of the 2020 Unified Plan. Ms. Kennedy, the Planning Commission Chairman, submitted a list of concerns noted to date by the Commission. Chairman Gilman commented that the Departmental Draft appears more succinct and better organized than the previous document. She went on to remind the Commissioners that they were to have had at least half of the document reviewed at this time, but this appears not to have been accomplished. Ms. Kennedy responded that the Commission is working diligently and will meet weekly until they have completed their review and provided their input. She reported that a CD of the document has been provided that will allow the Commission to make their "revisions" as they review the material.

Approved: 9/1/05

She asked that the Commission be allowed a time-extension so they can be thorough in their review. She stated that this document is too important not to be done right. Mr. Munaretto suggested that when reviewing this document the Commission should focus on the big picture and provide a one to two page summary of their recommendations. Commissioners also noted that the departmental plan does not appear to have considered public input or transportation plans. Chairman Gilman asked Ms. Ehardt to explain what changes staff made. Ms. Ehardt responded that revisions were made to accommodate economic viable options and goals and objectives were made more succinct. She noted that modeling is included in the document and much of the population information was severely flawed and was eliminated. In addition some industrial areas that were noted in the original plan were actually large farms. When taking public comment into consideration, staff also included written comments that were received. With all discussion comments taken into consideration, Chairman Gilman asked the Planning Commission to focus on the big issues when reviewing the departmental version of the 2020 Unified Plan and to submit a list of major concerns and issues for the Committee to review prior to the Planning and Development Committee meeting of September 1, 2005. The Commission was also asked that when a meeting is scheduled they should contact Ms. Ehardt to make sure the meeting is properly noticed and agendas are posted. The Planning Commission will meet this evening and Commissioners agreed that staff did not need to attend, but could attend if they so desired.

NEW BUSINESS (CONTINUED)

ZBA Alternate Interviews: Chairman Gilman announced that the Committee would interview two applicants for the ZBA Alternate member position, but would not make a decision until the third candidate was interviewed at the next meeting. The Committee then interviewed the following individuals: Bob Day and Patricia Kennedy.

Mr. Day noted he has served on the Planning Commission for the past four years. He reviewed his past experience and work as a sanitary and civil engineer and his involvement in environmental issues. His philosophy to growth in McHenry County included organized planning, a desire to maintain an agricultural based county and a need for infrastructure to support industry. He noted that he is retired and his schedule is flexible enough to allow him to serve as an alternate ZBA member.

Ms. Kennedy addressed the Committee and reviewed her experience with the Dunham Township Planning Commission and understanding of the ZBA process. She noted her schedule is flexible and would allow her to serve on the ZBA except for "haying time" in the spring and fall. In response to her philosophy of growth, Ms. Kennedy stated she loved McHenry County and felt a balance between municipalities and farmland is important. She supported the land use plan and the Zoning Ordinance. Chairman Gilman asked Ms. Kennedy for her opinion on a recent petition. Ms. Kennedy responded that she had opposed the petition stating it was not in compliance with the County Ordinance or the Land Use plan. She emphasized that a petition must be about the "property" and not about the petitioner. She noted that public pressure is never easy, but stated she could deal with it quite well. She ended by commenting that Mr. Day would also be a good choice for an alternate ZBA member. Chairman Gilman stated that if Ms. Kennedy was appointed to this position she would need to resign from the Dunham Township Planning Commission, but could remain on the Regional Planning Commission since this Commission does not review ZBA petitions.

School District/Boundaries Subdivision: Mr. Goeglein had been invited to the meeting to discuss concerns raised during the last P & D meeting relative to school boundaries and subdivision development. Mr. Goeglein addressed the Committee and reported that school boundaries are created and dictated by the State and were established years ago. He noted that a district can be annexed or dissolved locally through a petition process held before the Regional School Board of Trustees. He reviewed that process and reported that usually such petitions are submitted in response to an emotional or personal issue and as such they are meaningless. A petition should consider the community interest as a whole and any boundary change must be agreed upon by both the State and Board of Trustees. He noted that it is possible to change a boundary within a school district. He reported that his department deals with boundary concerns almost daily. It is hopeful that a computerized mapping system will be available in the near future to enable the public to know up-front what school district they will be in when purchasing a home. Members thanked Mr. Goeglein for his input.

P & D FY 2006 budget: The Committee reviewed the FY 05-06 budget for the Planning and Development Department. The mission statement and program description were unchanged from the previous budget. Highlights included completion of sign permit inspections and enforcement of violations. Goals for 2006 included ongoing day-to-day tasks and projects will be added to focus on such issues as farmland preservation and transfer of development rights. The Organizational Chart was revised to reflect a division change adding a Stormwater Manager/Chief Engineer and Water Resource Engineer. The Revenue Budget reflects the annual fee increases. Tax Revenue should be 0 instead of \$837,074 which was apparently due to system set-up. Expenditures reflect a maintenance budget. A personnel request for a new position (or reclassification) of a Principal Planner to a Deputy Director was submitted. Supplemental requests included GIS software and digitizer; an engineering copier (a maintenance contract for the existing copier is no longer available due to its age and scarcity of parts); and funds to continue Phase III of the Historic Preservation Rural Intensive Survey. After a review of the tentative FY 06 budget for P & D, Ms. Peschke made a motion, seconded by Ms. Kate, to recommend approval as presented. The motion carried with all members present voting aye.

REPORTS

Stormwater – The process is going good and the consultant is working out. A meeting of McCOG is planned for the 24th during which the Stormwater ordinance will be discussed. Mr. Merkel reported that there is a national conference on stormwater being held in Chicago, he will get this information to Ms. Ehardt.

NIPC – A reorganization with CATS is underway which may also bring about a redistribution of monies for infrastructure projects

MCCD – No report

Planning Commission – As discussed earlier in the meeting.

MISCELLANEOUS: Ms. Ehardt presented an article regarding Kane County’s adjudication of ordinance violations that are handled outside of the Court system. This might be something for McHenry County to consider. It was noted that Kane County is a Home Rule County and this option may not be available to McHenry County. Ms. Ehardt will provide this article to members.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Peschke made a motion, seconded by Mr. Munaretto, to adjourn at 10:16 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Approve appointment of Richard Kelly Jr. to the ZBA for a term to expire on 09/01/10 and appointment as ZBA chairman for a term to expire on 09/01/07

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