

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

Minutes of Thursday, December 1, 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 8:25 a.m. The following members were present: Ann Gilman, Jim Heisler, Ann Kate, Virginia Peschke, Barbara Wheeler and Pete Merkel. Marc Munaretto was absent. Also in attendance: Planning and Development Department staff members; Kimberly Hankins, McHenry County Conservation District Trustee; Dave Brandt; interested public; and press.

MINUTE APPROVAL

Ms. Peschke made a motion, seconded by Mr. Heisler, to approve the regular session minutes of the Planning and Development Committee meeting of November 17, 2005. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION

None

PRESENTATION

None.

SUBDIVISIONS

Whiskey Creek – Tentative Plat: Ms. Ehardt reviewed the tentative plat report for Whiskey Creek. The proposed subdivision is located in Coral Township. The project proposes to construct 26 lots on 68.98 acres with each lot being zoned Estate 2 (E-2). One primary entrance is proposed off Harmony Road. A future connection is provided for to the north with a stub street. Coral Township Highway Commissioner has reviewed and accepted this tentative plat. The subdivision contains wetlands which will require a permit or letter of no objection from the Army Corp of Engineers during the final engineering. A permit or waiver from the Illinois Department of Natural Resources will also be required due to a Special Flood Hazard area within the development. Members raised concern with the proposed Lot #13 and after a discussion Ms. Wheeler made a motion, seconded by Mr. Merkel to recommend that the developer eliminate Lot #13 as a housing unit. Chairman Gilman reminded members that if the developer meets the terms of the Ordinance this motion can only be a suggestion. Members noted that they understood this condition. The motion carried with all members present voting aye. Ms. Wheeler made a motion, seconded by Ms. Kate, to accept the Tentative Plat for Whiskey Creek Subdivision with the recommendation as approved above and authorize the Committee Chairman to sign said plat to allow the project to move forward. The motion carried with a unanimous voice vote.

OLD BUSINESS

2020 Unified Land Use / Transportation Plan: The 2020 Land Use Plan is on the County's website and is also available in the Planning and Development Department.

NEW BUSINESS

Water Resource - Discussion: Chairman Gilman provided a brief introduction noting that the County Board had approved the appointment of Kimberly Hankins to the McHenry County Conservation District Board of Trustees. Ms. Hankins has an extensive background in water resources and has suggested forming a round table forum to discuss watershed and ground water issues. Ms. Hankins then addressed the Committee to present her proposal to initiate a ground water forum. She stated that the goal of the forum would be to exchange ideas and develop a County-wide outreach plan and education campaign to better understand watershed and water supply issues. She noted that there are several individuals, groups and municipalities currently addressing these concerns and a

Approved: 12/15/05

partnership could be formed discuss these common threads. She reported that the M CCD Board supports her idea and she would like to have the County Board's support. She presented a proposed agenda for the initial meeting of the group which would be done over a two day period. She also provided a proposed list of groups that may be interested in becoming a part of this forum and asked the Committee for their suggestions. The Committee applauded Ms. Hankins' efforts and supported her proposal and felt such a forum would be a good start to integrated water resources into the next land use plan. They suggested that the Coon Creek, Nippersink and Park Districts be considered as part of this group along with the firm of Baxter & Woodman. Chairman Gilman noted that there will be considerable interest in this forum and that anyone and everyone interested should be included. She noted Committee consensus to move forward with this proposal. Ms. Ehardt recommended that the forum should have a broader scope of water issues including Stormwater and suggested that the group be called the Water Resources Forum. Members also felt Ms. Hankins will need assistance. Ms. Hankins stated she would need financial support for supplies, printing expenses and meeting rooms. Mr. Brandt announced that a meeting of the Environment and Natural Resources Group, the Corp of Engineers and NIPC is scheduled on March 10, 2006 to discuss water resources, conservation design and what makes McHenry County unique. He will keep the Committee informed as to the agenda and meeting site. Members suggested that Ms. Hankins plan the initial meeting for the forum in late April. Ms. Hankins will provide additional information on plans as developed.

Dave Brandt – Farmland Preservation Ordinance: Mr. Brandt met with the Committee and reviewed an Ordinance that was recently approved by the Farm Bureau and Land Conservation Alliance. He presented a draft Ordinance to implement an agricultural conservation easement and farmland protection program for McHenry County. Currently Kane County is the only Illinois County who has received grant funds for such a program. Members noted there is a matching fund requirement to the grant and at this point McHenry County is unable to provide those matching funds. It was also noted that there must be a formal program in place before a county could qualify for the grant. Creative ways for funding were suggested which included the railway and the Conservation District. Mr. Brandt stated that the proposed Ordinance would set up the Committee. He asked if the County would consider adopting the Ordinance. Chairman Gilman asked Members if they would be interested in moving forward with this proposal. Members agreed. Chairman Gilman asked that the P & D staff review this proposal and present their findings during first P & D Committee meeting in January. It will also be necessary to have a State's Attorney's opinion on this program.

Fee Ordinances: Mr. Merkel made a motion, seconded by Ms. Peschke, to recommend the County Board approve the following: (1) an Ordinance to increase a fee schedule for McHenry County Subdivision Review; (2) an Ordinance amending the fee schedule for petitions before the McHenry County Zoning Board of Appeals; (3) an Ordinance increasing the fee schedule to cover the costs of motel inspection / licensing; and an Ordinance increasing the schedule of Fees to cover costs of building permits, inspections and code books. Ms. Ehardt reported that these fees are reviewed and increased annually as needed. The motion carried with a unanimous voice vote of all ayes.

Vom Regis German Shephard – Amended Ordinance: Ms. Ehardt reported that this Ordinance is presented to clarify issues that were raised during the ZBA hearings relative to parking concerns and the entrance to this property. The proposal allows for the issuance of a Conditional Use Permit to have the kennel served by the one existing driveway, with three parking spaces, plus one handicapped space; imposing a boarding limit of non-owned dogs to 10 and a requirement that all customers must be served by appointment only. Ms. Ehardt pointed out that these amendments are more restrictive than what was previously approved. Members questioned if language should be changed to clarify that the boarding limit includes non-owned and non-co-owned dogs. Ms. Peschke made a motion, seconded by Ms. Kate, to recommend the County Board approve this ordinance with the wording change as noted above. The motion carried with a unanimous voice vote of all ayes.

REPORTS

Stormwater – An historic first meeting of the Commission took place last evening. All those cities that had forwarded applications for certification were approved. Ms. Ehardt reported that the City of McHenry has not

formally been certified, but is considered to be certified. She noted a “glitch” in the process but this is being addressed and they are complying with the Stormwater Ordinance.

NIPC – A water resource meeting is scheduled for December 8th.

MCCD – No report.

Planning Commission – Ms. Peschke stated she was appalled to learn that as of December 8, 2005 the Planning Commission will be eliminated. She stated that to her knowledge the Committee had not been informed of this decision nor had she been consulted. She noted she was most disturbed by the “total slap in the face to the members of the Commission.” She stated that the County Administrator had informed the Commission of this decision via a telephone conversation yesterday. She pointed out that an October letter to the Commission did not mention that the Commission would be dissolved. Mr. Austin reviewed the contents of the letter and that his conversation with the Commission Chairman indicated that no additional meetings of the Commission be scheduled at this time as the County Board is rethinking how the next plan will be developed. He stated from a practical standpoint the Commission has completed its work. Chairman Gilman stated that Mr. Austin is correct and reviewed previous discussions that the Commission would be allowed to continue until the Land Use Plan was completed and presented to the Board. She stated there should have been no misunderstanding. Ms. Peschke stated she did not recall any conversation regarding dissolving the Commission and noted that the Commission had planned two meetings in December to approve minutes and meeting dates for 2006. After additional discussion, Chairman Gilman closed the conversation.

MISCELLANEOUS: Ms. Ehardt reported that the appointment of Mark Elmore as an alternate member of the ZBA would expire on December 15, 2005. She asked the committee if they wished to reappoint Mr. Elmore for another term. Members noted that the nature of an alternate appointment is somewhat different and Mr. Elmore has done a good job and is willing to continue. They directed Ms. Ehardt to move forward with the reappointment of Mr. Elmore.

EXECUTIVE SESSION: None.

ADJOURNMENT

Mr. Heisler made a motion, seconded by Ms. Kate, to adjourn at 9:55 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Approve Ordinance to increase a fee schedule for McHenry County Subdivision Review;
- Approve an Ordinance amending the fee schedule for petitions before the McHenry County Zoning Board of Appeals;
- Approve an Ordinance increasing the fee schedule to cover the costs of motel inspection / licensing; and an Ordinance increasing the schedule of Fees to cover costs of building permits, inspections and code books
- Approve Vom Regis German Shephard – Amended Ordinance

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