

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

Minutes of Thursday, June 7, 2007

Barbara Wheeler, Chairman	
Mary Donner	Jim Heisler
John Jung, Jr.	Mary McCann
Peter Merkel	Marc Munaretto

Chairman Wheeler called the Planning and Development Committee meeting to order at 8:15 a.m. The following members were present: Barbara Wheeler; Mary Donner; Jim Heisler; John Jung, Jr.; Mary McCann; Peter Merkel; and Marc Munaretto. Also in attendance: Planning and Development Department staff members, County Administrator, interested public and the press.

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Mr. Jung, to approve the regular session minutes of the Planning and Development Committee Meeting of May 17, 2007. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC PARTICIPATION

Randy Stowe, Orin Banghart and Renee Banghart appeared before the Committee to voice their complaints regarding a dirt bike track in their area. The site is located at the southwest corner of Oak Grove Road and Ferris Road in Alden Township. Concerns were noted with regard to the Alden Sedge Meadow and possible damage the grading and soil erosion may cause, as well as the possible filling of a wetland area on the property. The neighboring residents believe this is a commercial use of property in a residential area. What appears to be a concession stand has been constructed, possibly without permits. Advertising for the track was found up in the Lake Geneva area. The residents indicated that the Sheriff's Department has been called, however as of this date, nothing has been done. They requested that the Committee look into ordinances to prohibit this type of use.

Steve and Joan Rost appeared before the Committee to request that the Board consider a variance for the automatic pool cover they have installed on their in-ground pool. It is the Rost's belief that the pool cover is safer than a pool barrier as required by the existing Ordinance. Ms. Wheeler directed him to address his request to the Public Health Committee for Health Department action.

Patricia Kennedy asked the Committee to consider bio-diesel fuels versus the use of ethanol as an alternative energy source.

PRESENTATIONS

None.

SUBDIVISIONS

Tentative Plat – Wilshire Subdivision: Ms. Ehardt provided a review of the proposed Tentative Plat for the Wilshire Subdivision located in Algonquin Township on the west side of Cary-Algonquin Road approximately one-mile northeast of Route 31, consisting of 5 acres with 4 lots all classified as R-1 zoning. The subdivision is within 1.5 miles of the Villages of Algonquin, Trout Valley and Cary. Determination was made that the Village of Algonquin has jurisdiction and has subsequently signed the Tentative Plat. School District #300 will accept cash in lieu of land. On February 28, 2007 the Staff Plat Review Committee conditionally voted to submit the plat to the Planning & Development Committee for acceptance. All conditions have been met. A motion was made by Marc Munaretto seconded by Mary Donner to approve the Tentative Plat for the Wilshire Subdivision as presented. All members present voted aye. Motion carried.

OLD BUSINESS

MCCD Appointments: Committee members discussed the number of very qualified candidates that applied for the two vacancies. A motion was made by Marc Munaretto, seconded by Jim Heisler to recommend the appointment of Kevin Ivers. All members present voted aye. Motion carried.

A motion to recommend the appointment of Martha Carver to fill the second vacancy was made by Marc Munaretto, seconded by John Jung. Jung, Merkel, Munaretto and Wheeler voted aye. McCann, Heisler and Donner voted nay. Motion carried.

Resolution Supporting Conservation Design: A motion was made by John Jung seconded by Mary McCann to recommend support and adoption of the Resolution supporting the creation of a "Land First Initiative" to produce Conservation Design Standards and Procedures for McHenry County. All members present voted aye. Motion carried.

A general discussion ensued regarding whether or not the County had a tree preservation ordinance in place. Pete Merkel will provide the Committee and staff with copies of the City of McHenry ordinance for review.

Sign Ordinance Discussion: In response to Mary McCann, it was explained that the ZBA hears all appeals of the zoning ordinance and therefore, it was in keeping with standard procedure that the ZBA would hear sign ordinance appeals rather than the Hearing Officer. No other Board members in attendance had questions or comments on the proposed sign ordinance.

Temporary Sign Inspection: Ms. Ehardt briefed the members on the temporary sign inspection that had taken place on Saturday, April 21, 2007. Six staff members in three vehicles covered the County, took photographs and will follow-up with "notices to appear". Staff was asked to report back to Committee on the results of the court cases in this regard. A general discussion amongst Committee members was held regarding this issue, the staff and time constraints, etc.

NEW BUSINESS

MCCD 2007-2008 Budget: Elizabeth Kessler, Joe Gottemoller, John Kramer and the Finance Director appeared before the Committee to discuss the proposed 2007-2008 MCCD Budget. Members commented on the information contained within the budget document submitted and were appreciative of the document's clarity and readability. Elizabeth Kessler, Executive Director spoke to the Committee regarding the newest MCCD acquisition – the Glacial Park Conference Center, the discussion regarding future plans for the facility that is presently occurring within the district and a few of the ideas that are being discussed. John Kramer spoke to the Committee regarding the status of the District's trail system, the Boger Bog and the Lake Elizabeth property. A motion was made by Mary McCann and seconded by Pete Merkel to recommend approval of the MCCD 2007-2008 Budget by the McHenry County Board. A roll call vote was taken. All members present voting aye. Motion carried.

Appointment to the Historic Preservation Commission: A motion was made by Mary McCann seconded by Marc Munaretto to forward for approval to the McHenry County Board the appointment of Holly Guge to the McHenry County Historic Preservation Commission. All members present voting aye. Motion carried.

Planning for Ethanol – FYI: Ms. Ehardt distributed a white paper, prepared by Department staff on ethanol for the Committee members information.

REPORTS TO COMMITTEE, AS APPLICABLE

Stormwater – No meetings held.

CMAP – Nothing to report.

MCCD – Nothing to report.

Planning Commission – John Jung reported that he and Charlie Eldredge are scheduled to meet with Township Supervisors in August and Township Road Commissioners in July.

Imagine McHenry County - Nothing to report.

Agritourism – Mr. Munaretto updated Committee members on the working group progress. The taskforce has been discussing the Health Department ordinances, specifically Articles 4, 9 and 10 and what changes/modifications may be recommended.

MISCELLANEOUS:

Tire Collection Event: Staff reminded Committee members of the Tire Collection Event that will be taking place on June 8 and 9 at the McHenry County Fairgrounds.

Yard Waste Disposal and the Emerald Ash Borer – FYI: Darrell Moore, Solid Waste Coordinator provided Committee members with an informational memorandum regarding the Emerald Ash Borer as previously requested by Mr. Merkel. It was suggested that staff also contact the Morton Arboretum with regard to the removal of the ash borer and possible grant monies available if needed for clean-up and disposal.

Groundwater: Cassandra McKinney spoke to the Committee regarding the progress she has been making with her community meetings to date. She expects the task force meetings to begin July 10, 2007. She also noted that smaller communities throughout the County are interested in conservation design.

Dirt Bike Track Complaint: Ms. Ehardt indicated to the Committee members that the department has a file that has been opened on the complaints received. She also indicated that when adequate information is obtained, appropriate action will be taken. The Department has received information regarding the advertising that has taken place and is continuing to follow-up on the complaints. It was also noted that staff does not require neighbors to produce the evidence and generally discourages them from participating as sometimes the situations are volatile. It was also noted that staff of the department are available after hours by calling the Sheriff’s Department who will in turn contact the Director.

Chairman Wheeler noted that the Chairman of the Zoning Board of Appeals will be in attendance at the next meeting of the Committee to discuss the ZBA processes and procedures.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Donner made a motion, seconded by Ms. McCann, to adjourn at 10:50 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Appointment of Kevin Ivers and Martha Carver to the MCCD Board**
- Approve Resolution Supporting the “Land First Initiative”**
- Approve MCCD 2007-2008 Budget**
- Appointment of Holly Guge to Historic Preservation Commission**