

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

Minutes of Thursday, October 4, 2007

Barbara Wheeler, Chairman	
Randy Donley	Mary L. Donner
Jim Heisler	Peter Merkel
Marc Munaretto	Virginia Peschke

Chairman Wheeler called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Barbara Wheeler; Mary Donner; Randy Donley; and Marc Munaretto. Jim Heisler and Peter Merkel arrived at 9:00 a.m. (after the Valley-Hi meeting). Virginia Peschke was absent. Also in attendance: SuzAnne Ehardt, Director - Planning and Development Department; interested public; and the press

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Ms. Donner, to approve the regular session minutes of the September 6, 2007 Planning and Development Committee meeting. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC COMMENT: None

PRESENTATIONS: Ms. McKinney, Water Resource Manager, provided a brief update to the timeline and methodology for the work being done by the Groundwater Protection Program Task Force. It is anticipated that the task force will review and vote on priorities at the October 9th meeting. The group plans on having a preliminary draft of a plan in September of 2008 with implementation of the plan beginning in December of 2008. She reported that the meetings have been well-attended with 53 attendees at the September meeting. She is continuing to work to get more involvement from municipalities. Sub-committees meet one hour prior to the monthly meetings. Mr. Donley questioned if 53 attendees was a good representation since this is an important county-wide topic. Chairman Wheeler asked who was missing from these meetings and if a list of those attending could be provided. Ms. McKinney stated that there is no representation from Lake in the Hills or from some of the smaller entities such as Oakwood Hills and Union. Ms. Ehardt commented that perhaps it is difficult for some to attend these afternoon sessions. Ms. McKinney stated she does follow-up with telephone calls to those not attending to encourage their input. Ms. McKinney invited those interested to attend the next meeting of the task force which is scheduled for Tuesday, October 9th at 2 p.m.

SUBDIVISIONS

Wallen Woods – Tentative Plat: Ms. Ehardt provided a review of the Tentative Plat for Wallen Woods which will be located in Algonquin Township. The proposal is to divide approximately 4.3 acres into 4 lots all in accordance with E-1 zoning. The Tentative Plat meets all requirements of said zoning. Soil mapping has been completed in accordance with the requirements of the McHenry County Subdivision Ordinance. Each lot will include more than .5 acre of septic suitable soil. The Algonquin Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has affixed his signature. All platting requirements have been met. The City of Crystal Lake is within 1.5 miles and has approved the Tentative Plat but only will affix their signature to a final plat of subdivision. School Districts #47 and #155 will accept cash in lieu of land. There are no pipelines on or in the vicinity of the proposed development. Mr. Munaretto made a motion, seconded by Ms. Donner, to accept the Tentative Plat as presented for Wallen Woods located in Algonquin Township and authorize the Chairman to sign allowing said plat to move forward in the process. The motion carried with all members present voting aye on a voice vote.

Moroianu Estates – Final Plat: Ms. Ehardt provided a brief review of the proposed Final Plat for Moroianu Estates located in Algonquin Township. The proposal is to divide approximately 4.3 acres into 2 lots with R1 zoning. The site has an approximate elevation difference of 65', sloping upward from the north to the south. Detention areas on-site are not required. Soil mapping has been completed in accordance with the requirements of the McHenry

County Subdivision Ordinance. Each lot includes more than .5 acres of septic suitable soil. An existing single family residence has direct access to Algonquin Road and the proposal will create an additional direct access to Algonquin Road. The Algonquin Township Road Commissioner agrees with all aspects of the Final Plat and has affixed his signature to same. All platting requirements have been met. The Village of Fox River Grove has waived its review of the proposal. Signatures of the Village of Barrington Hills, Cary and Trout Valley are affixed to the Final Plat. School District #300 will accept cash in lieu of land. There are no pipelines on or in the vicinity of the proposed development. Mr. Munaretto made a motion, seconded by Ms. Donner, to approve the Final Plat for Moroianu Estates and authorize the Chairman and Code Enforcement Officer to sign said Plat. The motion carried with all members present voting aye on a voice vote.

BrierHill Subdivision – Tentative Plat: Ms. Ehardt provided a review of the Tentative Plat for BrierHill Subdivision located in Coral Township. The proposal will divide 44.32 acres into 26 lots all in accordance with E-1 zoning. There is an existing farmed wetland that will be graded and filled to provide for one of the Stormwater management features proposed by the development. Four Stormwater detention basins are proposed. Soil mapping has been completed in accordance with the requirements of the McHenry County Subdivision Ordinance. All lots will be served off an interior subdivision road. The Coral Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has affixed his signature to same. All platting requirements have been met. The Village of Huntley approved the Tentative Plat by Ordinance. There are no pipelines. Mr. Munaretto made a motion, seconded by Ms. Donner, to accept the Tentative Plat for BrierHill Subdivision and authorize the Chairman to sign same allowing this to move forward in the platting process. The motion carried with all members present voting aye on a voice vote.

The Hennings Subdivision – Final Plat: Ms. Ehardt provided a brief review of the proposed Final Plat for Hennings Subdivision located in Coral Township. The proposal is to divide approximately 237.8 acres into 146 lots with R1 zoning. The site has an approximate elevation difference of 25' sloping from the west to the east side of the property. The property will be developed with a land treatment system. Spray irrigation storage reservoirs are intended to be located in the eastern half of the development on Outlot C. All lots will be served off of interior subdivision roads with one entrance road off of Church Road. The Coral Township Road Commissioner agrees with all aspects of the Final Plat and has affixed his signature to same. All platting requirements have been met. The Village of Fox River Grove has waived its review of the proposal. School Districts #18 and #154 will accept cash in lieu of land. There are no pipelines on or in the vicinity of the proposed development. Mr. Munaretto made a motion, seconded by Ms. Donner, to approve the Final Plat for Hennings Subdivision and authorize the Chairman and Code Enforcement Officer to sign said Plat. Ms. Donner and Mr. Munaretto voiced concern with having only one entrance road to accommodate the proposed 146 homes. Ms. Ehardt explained that this is not unusual and noted that future connections are planned for in the plat. Mr. Donley stated he supported the idea of one entrance road to subdivisions as it provides for additional security to the development. After discussion, a voice vote was called. The motion carried with all members present voting aye on a voice vote.

OLD BUSINESS

Zoning Board of Appeals (ZBA) Signs - Discussion: Ms. Donner provided a sample sign holder which is used for real estate signs. The holder appears more substantial and stronger than those envisioned by members during the previous meeting. The cost is \$3.00 per sign holder. Ms. Donner suggested a deposit be required. The deposit could be held until the sign/holder is returned. The fee should be sufficient to encourage the return. Members directed staff to move forward.

NEW BUSINESS

2007 McHenry County Green Awards: Ms. Ehardt reported that the Recycling Awards program has been renamed the Green Awards to reflect the promotion of all forms of energy conservation and waste reduction. Staff is distributing a flyer to municipalities, townships, schools and chambers of commerce to accept applications for the 2007 McHenry County Green Awards program. Deadline for submission of applications is November 26, 2007. The Planning and Development Committee will consider Green Awards at their December meeting. Chairman Wheeler asked that this information be provided to the McHenry County Environmental Alliance group.

REPORTS TO COMMITTEE, AS APPLICABLE:

Stormwater: Nothing to report

CMAF: Nothing to report

MCCD: Mr. Merkel reported that the group continues to work on the comprehensive plan through County-wide meetings – tonight's meeting is being held at Brookdale. MCCD also continues to be actively involved in land acquisitions.

Planning Commission: Ms. Ehardt reported that representatives from surrounding counties were invited to the September meeting and there was a good exchange of information with many favorable comments. The Counties of Lake, Kane, Boone and DeKalb were represented. Walworth and Kenosha counties have been invited to the October meeting. The November meeting will include representatives from all townships.

Imagine McHenry County: Nothing to report.

Agritourism: Mr. Munaretto reported that the task force wrapped up their business this past Monday at which time members reviewed the recommendations and provided their input and suggestions to the final report. The final report is being prepared and will be submitted to the Planning and Development Committee in November.

MISCELLANEOUS

Chairman Wheeler reported that a meeting of Soil and Water is scheduled for October 18. A groundwater expert will make a presentation at this meeting.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Donner made a motion, seconded by Mr. Donley, to adjourn at 9:16 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Approve Final Plat for Moroianu Estates
- Approve Final Plat for Hennings Subdivision

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