

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

Minutes of Thursday, February 17, 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 8:17 a.m. The following members were present: Ann Gilman, Ann Kate, Jim Heisler, Marc Munaretto, Virginia Peschke and Barbara Wheeler. Pete Merkel was absent. Also in attendance: SuzAnne Ehardt, Director Planning and Development Department and P & D staff members; Linnea Kooistra, Planning Commission member; and press.

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Ms. Kate, to approve the regular session minutes of the Planning and Development Committee meeting of February 3, 2005. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION

None.

PRESENTATION

None.

SUBDIVISIONS

None.

OLD BUSINESS

*LESA Resolution:* Mr. Heisler made a motion, seconded by Ms. Kate, to recommend the County Board approve a Resolution authorizing the adoption of the Land Evaluation and Site Assessment (LESA) for use by the McHenry County Soil & Water Conservation District. The motion carried with all members present voting aye.

*Sign Ordinance Amendments:* Ms. Kate made a motion, seconded by Ms. Wheeler, to recommend the County Board approve amendments to the Sign Ordinance. Ms. Ehardt explained that this amendment reflects language regarding the placement of signs on vacant commercial property. Mr. Munaretto questioned if the maximum 50 foot set-back is required regardless of the property size. Ms. Ehardt responded "yes" and explained that signage on a vacant property would be located in-front of any structure that would eventually be built. On a voice vote, the motion carried with all members voting aye. Chairman Gilman asked that the Ordinance go to the County Board with a request to waive the thirty day review.

*Date of tour to Aurora development:* Chairman Gilman announced that a tour of the Aurora development has been scheduled for April 7, 2005. She reported that Amcore bank has a bus that they are willing to provide. She asked that the members read the recent mailing regarding the developer, who was awarded "Builder of the Year." Chairman Gilman asked Ms. Ehardt to research County Ordinances that may impact such a development in McHenry County. All County Board members will be invited on this tour. The tour will leave the County at 8:30 a.m. Chairman Gilman directed the secretary to notice this tour as necessary.

Chairman Gilman announced that a meeting regarding farmland preservation is scheduled on March 7, 2005 at 7 p.m. at the Farm Bureau. She invited all those interested to attend. The meeting will review the Kane County Farmland Preservation Program.

Approved: 3/17/05

NEW BUSINESS

*Land Use Plan Update:* Chairman Gilman stated that she had recently read the Unified Land Use Plan cover to cover and raised concerns that the public would find this document difficult to understand. She noted that the document is too long and contains a lot of unnecessary background information. It also contains 24 goals and 146 objectives, many of which the County would have no control over since they would apply only to municipalities. In addition, the maps are confusing. Chairman Gilman stated that the format of the document needs to be reorganized and condensed to reflect a clear mission and vision statement and goals and objections should be reduced. Ms. Ehardt noted that toward the end of the process the Commission had requested that the document be reviewed by P & D staff. Staff had concerns and provided comments and recommendations. The Committee also agreed that the Planning Commission membership should not be changed at this point. It was suggested that Ad Hoc Committee of previously interviewed applicants be formed to look at the document and provide comments. It was also pointed out that the maps contained in the document were done by a consultant. Members agreed that future work on this document should include involvement by P & D staff and more coordination between P & D, Transportation and the Commission. Ms. Kooistra added that the current Commission is committed to this project. She noted that Kane County's 2020 Land Use Plan is just as large as McHenry's and noted that the current document has received praise from other counties. Mr. Munaretto stated he had also read the plan cover to cover and had many concerns including demographics. He also noted that no McHenry County community would approve a density of 12 residents per acre. Ms. Ehardt stated continued work on the proposed plan will take up to six months. Chairman Gilman and the Committee members supported this work and stated it would be important to bring this document back to the public prior to final approval.

REPORTS

*Stormwater* – Ms. Ehardt reported she will conduct interviews on Saturday for the engineer position  
*NIPC* – Chairman Gilman was unable to attend the stormwater meeting, but will be receiving information which she was provide to members.  
*MCCD* – Ms. Wheeler reported a meeting will be held this evening. The topic of discussion will include Representative Franks HB 1043, which amends the Conservation District Act. After a discussion, Ms. Ehardt was directed to write a Resolution opposing HB 1043 for presentation to the full County Board on March 1, 2005.  
*Planning Commission* – Nothing to add

MISCELLANEOUS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

Ms. Heisler made a motion, seconded by Ms. Wheeler, to adjourn at 9:10 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

- Approve a Resolution authorizing the adoption of the Land Evaluation and Site Assessment (LESA) for use by the McHenry County Soil & Water Conservation District
- Approve amendments to the Sign Ordinance (waiver of 30 day review requested)
- Approve a Resolution opposing HB 1043

:bjt