

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

Minutes of Thursday, November 3, 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, Pete Merkel, Ann Kate, Marc Munaretto, Virginia Peschke, and Barbara Wheeler. Jim Heisler arrived at 8:16a.m. Also in attendance: Planning and Development Department staff members; members from the Planning Commission; and interested public.

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Ms. Peschke, to approve the regular session minutes of the Planning and Development Committee meeting of October 20, 2005. The minutes were approved as presented with a unanimous voice vote.

Mr. Heisler arrived at 8:16a.m.

PUBLIC PARTICIPATION

None

PRESENTATION

None

SUBDIVISIONS

Dodge Re-Subdivision – Final Plat: Ms. Ehardt reviewed the proposed final plat for Dodge Re-Subdivision which proposes to construct 2 lots on 4.43 acres situated east of Walkup Ave. and south of Edgewood Drive. The surrounding properties are all classified E-1 and each lot for this particular subdivision is also zoned E-1. The creation of the subdivision is essentially the division of one lot into two with no new roads. The Department of Environmental Health has reviewed and accepted the Final Plat as submitted. The McHenry County Department of Transportation's Engineer has reviewed and accepted the Final Plat as submitted. The development contains no wetlands and therefore does not require a permit or waiver from the Army Corps of Engineers. The development contains no Special Flood Hazard and will not require a permit or waiver from the IDNR. The City of Crystal Lake has approved the plat and affixed their signatures. A letter of agreement with School District 47 and District 155 regarding the school donation has been received and is on file within the department. A certificate is included on the plat regarding developer donations in accordance with County Ordinances. It is recommended that the committee approve this Final Plat and authorize the Chairman and Code Enforcement Officer to sign said Plat. Mr. Munaretto made a motion, seconded by Ms. Peschke to accept the Final Plat for Dodge Re-subdivision and authorize the Chairman and Code Enforcement Officer to sign said Plat. The motion carried with a unanimous voice vote.

Lances Subdivision – Final Plat: Ms. Ehardt reviewed the proposed final plat for Lances Subdivision which proposes 2 lots on 3.73 acres situated on the west side of Newbold Road, south of Three Oaks Road. The surrounding properties consist of E-1 Estate Zoning to the north and south. The parcels to the east and west consist of A-1 zoning. Both lots for this particular subdivision were zoned E-1 in 2004, with one of the lots consisting of an existing residence. There will be no new impervious surface/hydrologic disturbance to the property, eliminating the needed for stormwater management requirements. The soil mapping and classification has been performed in accordance with the requirements of the McHenry County Subdivision Ordinance. Both are suitable for conventional on-site wastewater disposal systems. The Environmental Health Department has

reviewed and accepted the Final Plat as submitted. This parcel will not include any new roadways. The Algonquin Township Road Commissioner has reviewed and accepted the Final Plat as submitted. There are no wetlands and therefore will not require a permit or waiver from the Army Corp of Engineers. There is no Special Flood Hazard and therefore will not require a permit or waiver from the IDNR. The Village of Cary is within one and one half miles of the site and has reviewed and signed the Final Plat. A letter of agreement with School Districts 26 and 155 regarding the school donation has been received and is on file in the department. A certificate regarding developer donations pursuant to County Ordinances is included on the plat. Mr. Munaretto made a motion, seconded by Mr. Heisler to recommend approval of the Final Plat for the Lances Subdivision and authorize the Chairman and Code Enforcement Officer to sign said Plat. The motion carried with all members present voting aye.

NEW BUSINESS

Housing Authority Program Income: Committee members reviewed a Resolution authorizing the reallocation of CDBG and Home Program Income. The County has an agreement with the Housing Authority for the purposes of engaging in an Owner Occupied Home Rehabilitation Program under both the CDBG and HOME programs. As part of these programs, MCHA files a lien for the amount of work that is done on a property and that amount is forgiven on a monthly basis over a 5 or 10 year period. If the house is sold or transferred, the unforgiven amount becomes due. These recaptured funds become "Program Income." The Housing Authority has returned \$20,278.40 in CDBG income and \$8,565.59 in HOME program income. The CDBG Commission has requested to reallocate these dollars to the Housing Authority for both the CDBG and HOME Owner Occupied Rehabilitation programs. Ms. Peschke made a motion, seconded by Mr. Heisler to recommend approval of the above Resolution as submitted. The motion carried with all members present voting aye.

Resolution authorizing a Budget line item transfer in the Department of Planning and Development FY05 Budget: Committee members reviewed a Resolution authorizing a Budget line item transfer in the Department of Planning and Development FY05 Budget. The funds are to be used for contractual services relating to the stormwater review process. Ms. Wheeler made a motion, seconded by Mr. Merkel to recommend approval of the above Resolution as presented. The motion carried with all members present voting aye.

OLD BUSINESS

2020 Land use Plan: Committee members entered into discussion regarding the substantive changes suggested to the 2020 Land Use Plan. A major difference is the total amount of land available for development. Chairman Gilman requested committee members review the changes as submitted by the Planning Commission and the comments provided by Mr. Munaretto. Committee members stated that these differences of opinion highlight the need to have a business member as a part of the planning commission. It was noted that now that a draft plan has been created more involvement will follow by both business and public. Chairman Gilman requested the Planning Commission prepare a 10 – 15 minute presentation for the December 8th meeting with highlights of the differences between the current draft plans. Ms. Ehardt informed committee members that the three versions of the plan are available for review on the County web page. Comments can be forwarded to the department directly from the web page. Notices of the meeting are being placed in all of the local papers as well as an article being written regarding this issue prior to the meeting. Advertisements are being placed with Comcast as well. Chairman Gilman stated this is a lot of information to review and stated this issue will remain on the committee agenda for discussion.

REPORTS

Stormwater – The Stormwater Commission meeting has been scheduled for November 16th at 7:00p.m.

NIPC – Chairman Gilman stated that a presentation was provided of the Richmond Wastewater Plan. She stated this presentation was very interesting and hopes this will be presented at a McCog meeting.

MCCD – Ms. Wheeler stated the MCCD opened Pleasant Valley this past weekend. She stated that over 2,000 people attended this opening. The Power/Walker house event is scheduled to take place this Sunday from 11:00a.m. – 3:00p.m. for those interested in attending.

Planning Commission – As noted above

Chairman Gilman stated that the County is currently in a position to begin a project that is needed. She stated she didn't know what department would be responsible for this project, as the Planning and Development Department is currently swamped with work, but, she would like to see a project begin that addresses the issue of water resources. It was noted that the County needs to focus on this issue as it will eventually become a part of the Land Use Plan. She informed committee members that the County Board Chairman and County Administrator agreed that this is a needed project. She stated that we need to bring together the various grassroots groups to understand the watershed/water supply issue. She stated these various groups have done a remarkable job of addressing these issues and it is time for the County to draw these groups together to sponsor a roundtable for discussion. Ms. Wheeler stated that she just had a conversation last evening with Kimberly Hankins, of the MCCD, regarding this issue. Ms. Hankins had suggested this same thing and stated to Ms. Wheeler she would be willing to help set up this roundtable with a presentation. It was stated that the reason Ms. Hankins was appointed to the MCCD was because of her expertise in this area. Chairman Koehler joined the committee and concurred with the suggestions of Chairman Gilman that a commission needs to be formed to begin a water resources commission. Committee members noted that the commission should consist of members from both Health and Planning and Development as this issue crosses over between the two. It was also suggested that Baxter Woodman be a part of this commission with suggestions on how to proceed. Committee members requested Ms. Hankins attend the next committee meeting, on November 17th, to begin discussion regarding this issue. It was also suggested that we get our lobbyist involved in order to check into possible Federal Funding.

EXECUTIVE SESSION:
None.

ADJOURNMENT

Ms. Wheeler made a motion, seconded by Mr. Heisler, to adjourn at 9:30 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Approve Resolution authorizing the reallocation of CDBD and HOME Program Income
- Approve Resolution authorizing a budget line item transfer in the Department of Planning & Development FY2005 budget

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