

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

Minutes of Thursday, February 2, 2006

	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, Jim Heisler, Marc Munaretto, Virginia Peschke and Pete Merkel. Barbara Wheeler and Ann Kate were absent. Also in attendance: Planning and Development Department staff members; Peter Austin, County Administrator; Don Larson and Perry Moy, County Board Members; Kenneth Koehler, County Board Chairman; interested public; and press.

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Mr. Heisler, to approve the regular session minutes of the Planning and Development Committee meeting of January 26, 2006. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION

Mr. Larson addressed the Committee and raised concerns with telephone calls he has been receiving (especially from farmers) regarding signage. He stated that just prior to the County Board approving amendments to the Sign Ordinance a large double-deck lighted sign was erected near his home – the sign was erected too high and too close to the lot line. He raised this issue and was told that they did not have the mechanism to properly measure. He provided one example of a farmer who erected a sign prior to the adoption of the current sign ordinance with the only work done to that sign was the replacement of rotten posts – the sign has remained the same. This farmer was told he had to prove that the sign was erected prior to that time and that the sign could not be grandfathered in since the sign had been altered. Chairman Gilman stated she would discuss this concern with the Planning and Development Director.

Mr. Walkup stated he was concerned with the proposed re-organization of the Regional Planning Commission. He noted that as proposed the Commission would have no public citizen as a member. The membership would consist of representatives from special interest groups. This would not provide a balanced Commission and the Commission could become a group of people at “loggerheads.” He suggested that the membership not be tied to group. He stated that he would hope the new Commission would be treated fairly.

Mr. Chapman noted that he has been a member of the Regional Planning Commission for 20 years and stated that he takes exception to the statement that all members come with a special interest. He stated when he became a member he came with no such interests other than a genuine interest to help the County.

Ms. Kennedy commented that she felt the Planning and Development Committee does a good job of selecting individuals to be appointed to a Commission or Board. She also asked that the Committee consider removing the CORI from the map in the southwest Harvard area.

Mr. Coffey stated that he attended the public meeting on the 2020 Plan held about a year ago in Harvard and the CORI in the Harvard area was never discussed. He also felt this CORI area should be eliminated from the map.

Another citizen from the Harvard area living on Streit Road raised concerns with the CORI designation in Harvard. She pointed out that she moved to the County 30 years ago because of the rural atmosphere. She also noted that Sandhill cranes are in this area. She asked that the CORI be eliminated.

PRESENTATION

None.

SUBDIVISIONS

Tentative Plat – Brookstone Subdivision, Algonquin Township, Section 8-43-9 16.3 acres – 10 lots: Ms. Ehardt reviewed the Tentative Plat for Brookstone Subdivision, located in Algonquin Township. This will be a small development of 10 lots on 16 acres with E-1 zoning. All lots will be accessed by an extension of Brookstone Court roadway. All platting requirements have been met. Wetland detention will be addressed in the Covenants and Restrictions. Mr. Munaretto made a motion, seconded by Mr. Merkel, to accept the Tentative Plat for Brookstone Subdivision and authorize the Chairman to sign said plat. The motion carried with a unanimous voice vote of ayes.

Final Plat – Willow Hill Subdivision, Phase I, Coral Township, Section 35-43-6, 60 acres – 31 lots: Ms. Ehardt stated that this proposal is to develop approximately 60 acres into 31 lots. All lots met the requirements for E-1 zoning. Musgrave Parkway will provide access to the development from Harmony Road. All platting requirements have been met. The designated conservation easements will be maintained by the homeowners association. Mr. Heisler made a motion, seconded by Mr. Munaretto, to accept the Final Plat of Willow Hill Subdivision – Phase I 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.

OLD BUSINESS

Household Hazardous Waste Collection Event: Mr. Moore reported that the Illinois Environmental Protection Agency has granted McHenry County a Household Hazardous Waste Collection event to be held on May 6, 2006. Staff is organizing this event and anyone wishing to volunteer to work at this event are invited to contact the department. Members were pleased that this event will move forward and thanked Mr. Moore for his update.

Regional Planning Commission (RPC) – Discussion: Chairman Gilman asked Ms. Ehardt how she would envision the implementation of the 2030 land use plan if the P & D Department takes the lead. Ms. Ehardt responded that it would be much like it has been in the past. She added that she supports the overall concept presented at the last meeting, with working groups meeting regularly and the RPC meeting quarterly to consider recommendations of the working groups. At least one staff member would be at all meetings. She suggested at a minimum four working groups, one to gather background information and data on existing land use, a group to look at demographics; a group to review affordable housing issues and a group to look at environmental issues. The RPC would determine who heads the working groups. Public involvement would take place at the working group level. The working groups would not be held to a “maximum membership” as the public who attends these meetings would be considered as part of that group with the RPC member maintaining control of the meeting. Mr. Merkel noted the importance of understanding the difference between a resolution and an ordinance, with an ordinance having “more teeth” to it. He pointed out that the 2020 Plan will be adopted as a Resolution, but asked that an ordinance be approved for groundwater and that ordinance should be part of the 2030 plan.

Chairman Gilman asked Ms. Ehardt if she felt there would be a need to engage a professional planner to assist with the 2030 plan. Ms. Ehardt responded that the P & D Department has very qualified staff / planners and there would be no need for an outside consultant.

Chairman Gilman noted that Mr. Munaretto had commented at the last meeting that he felt the proposed re-organization of the RPC would be too fractured, she asked Mr. Munaretto if he still felt the same. Mr. Munaretto stated he does and suggested having the very qualified staff of the P & D Department prepare the technological framework of the plan and present that for public input into the “vision” part of the plan and assimilate the public comments into the plan.

Chairman Gilman recommended a meeting of the full County Board to discuss the underlying philosophy to the 2030 plan, including what concepts should be addressed (feathering, environmental, economic development, affordable housing etc.). She stated that once the County Board determines their philosophy then the RPC can affect those into the Plan. She noted this would be a very important first step to developing the plan. Ms. Ehardt noted that this would go along with what has been done in the past and agreed that the County Board should

provide their conceptions as a first step. Ms. Peschke stated this should be done at a Board meeting not a Committee of the Whole and the strategic plan of the Board's vision of the County is an important component. Ms. Peschke added that membership on the RPC should be done through our selection process.

Chairman Gilman interrupted the discussion on the RPC noting that Ms. Karen Patel and Mr. Larry Saxe had been invited to the meeting to discuss Imagine McHenry County. She noted that Ms. Patel would need to leave the meeting shortly and asked that they join the Committee at this time to tell us about Imagine McHenry County. Mr. Saxe addressed the Committee and reported that this grass roots organization was formed as a non-profit organization to promote and plan for quality growth in the County. Work is being completed on a public survey that NIPC has prepared. The survey is to be sent out Countywide in March. The citizens will be urged to return the completed survey between March 1st and March 20th. The survey will also be available on the internet. The survey information will be assessed and a public forum will be held on May 20th to bring forward a concept built from the survey information. Following the public forum, further assessment will be conducted with the goal of developing six to ten major values of the people of McHenry County by June 30th. The final stage will be to present the information to municipalities at their planning meetings to use as a guide during their planning sessions. It is hoped that the final step will be done in August or September. Mr. Saxe pointed out that this is a values driven approach with a 23 member board.

Chairman Gilman commented that this sort of work goes hand in hand with what the County is trying to accomplish for their 2030 Plan and the public information will be a good tool when developing this Plan. Ms. Ehardt echoed Chairman Gilman's comments noting that the goals and objectives of Imagine McHenry County will help guide the 2030 Plan. Chairman Gilman stated the County Board would schedule a 2030 planning seminar at the conclusion of Imagine McHenry County survey process. Mr. Austin stated that the Planning and Development Department could develop another re-organization option for the RPC with a planned kick-off for the development of the 2030 plan in early fall 2006. Chairman Gilman stated that the Committee would make a decision on the RPC membership structure before August, 2006. She also asked that the P & D Agenda include Imagine McHenry County under the report section. Ms. Patel urged everyone to complete a survey. Chairman Gilman thanked Mr. Saxe and Ms. Patel for their input.

Farmland Protection Program Ordinance: Ms. Ehardt reported she has sent this document to the State's Attorney for review. Once that review is complete she will present the document to the Committee for consideration.

Groundwater/Stormwater Seminar – Discussion: Kimberly Hankins provided plans for a one and a half day workshop to help implement recommendations for the groundwater study. The morning would be an educational / outreach session with local officials presenting what has worked and what has not worked. Groundwater experts will provide information on what is available and break-out sessions will focus on different areas of the County. She noted that there is a lot of interest and this workshop will provide the initial basic discussion. A speaker will make a presentation during the lunch hour and the afternoon session will be break-out meetings. The second afternoon will be a kick-off meeting with possible speakers from the Planning and Development and Health Department Staff. It will be important to get the information out so all are aware of this event. A meeting date of May 12, 2006 was recommended. Ms. Hankins will check on availability of space. Mr. Munaretto suggested discussing water recycling with the Village of Richmond who has such a program. Ms. Hankins noted that the seminar will focus only on groundwater at this time. Chairman Gilman thanked Ms. Hankins for her work in putting this plan together.

2020 Unified Plan: Chairman Gilman stated although this is not on the agenda today an issue and concern has come up and members have asked for some consideration to a revision to the Plan that will be presented to the County Board on February 7, 2006. Chairman Gilman reported that members have concerns with a zoning process for an area outside of Barrington Hills. This issue came to the County after it was de-annexed back into the County. She noted that the Committee in general felt this area was appropriate for PD, but that decision may "look bad." She stated she would make a motion at the County Board meeting to designate this area as agricultural / rural which would still allow for a PD. Members agreed with Chairman Gilman.

Ms. Peschke suggested revising the zoning ordinance to make the process for a planned unit development easier. She also stated that the CORI in the Streit Road Harvard area does not really fit. Chairman Gilman stated all must keep in mind this is only a Plan and with zoning everything must be site specific. Mr. Larson commented that he would be addressing Harvard CORI concerns on the Board floor.

NEW BUSINESS

HPC Vacancy Recommendation – Dorothy Scherschel: Mr. Munaretto made a motion, seconded by Mr. Heisler, to recommend the County Board appoint Ms. Dorothy Scherschel to the Historic Preservation Commission. The motion carried with all members present voting aye.

REPORTS

Stormwater – Will meet the end of March to review by-laws. Ms. Ehardt stated that the Commission will need to address an issue of fill in a wetland with the Village of Hebron.

NIPC – No report

MCCD – No report

Planning Commission – No report

MISCELLANEOUS: None.

EXECUTIVE SESSION: None.

ADJOURNMENT

Mr. Heisler made a motion, seconded by Ms. Peschke, to adjourn at 10:22 a.m. The motion carried with a unanimous voice vote.

* * * * *

RECOMMENDED FOR BOARD ACTION:

Appointment to the HPC

:bjt