

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

Minutes of Thursday, April 6, 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, Marc Munaretto, Virginia Peschke, Barbara Wheeler and Pete Merkel. Jim Heisler was absent. Also in attendance: SuzAnne Ehardt, Director - Planning and Development Department; Peter Austin, County Administrator; interested public; and press.

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Ms. Wheeler, to approve the regular session minutes of the Planning and Development Committee meeting of March 16, 2006. The minutes were approved as presented with a unanimous voice vote.

PUBLIC PARTICIPATION: None.

PRESENTATION: None.

SUBDIVISIONS

Canterbury Bluff – Tentative Plat: Ms. Ehardt reviewed the proposed development that will divide approximately 24.9 acres into 18 lots all of which will be in accordance with E-1 zoning. The Tentative Plat meets all requirements of the E-1 zoning district. The site has an approximate elevation difference of 30 feet. Portions of the site contain wetland and a flood of record. Soils are relatively suitable for development. Areas unsuitable have been restricted from septic system installation as required. Lots that do not contain the ½ acre of septic suitable soil have had areas delineated for septic system installation as allowed by Health Ordinances. All lots will be served off of interior subdivision roads. The Richmond Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has signed accordingly. School Districts 2 and 157 will accept cash in lieu of land for the developer donation. All conditions of the approval have been met and the Staff Plat Review Committee recommends approval of this Tentative Plat. Mr. Munaretto made a motion, seconded by Ms. Wheeler, to accept the Tentative Plat for Canterbury Bluff in Richmond Township and authorize the Planning & Development Committee Chairman to sign said Plat. The motion carried with a voice vote of all ayes. Ms. Peschke reported that the developer is negotiating with the Land Conservancy regarding the wetlands.

NEW BUSINESS

Recertification of Zoning Maps: Ms. Ehardt provided the updated zoning maps that include changes through November 20, 2005. She noted that the McHenry County Zoning Ordinance requires that the zoning maps be recertified each year. After a review, Ms. Wheeler made a motion, seconded by Mr. Merkel, to recommend the County Board approve an Ordinance for recertification of zoning maps as identified by exhibits #1 through #20. The motion carried with all members present voting aye on a voice vote.

Petition #05-90 (Gaylor) Time Limit Extension: Ms. Ehardt provided a letter requesting a time extension for the Gaylor Zoning Petition No. 05-90. She stated that such requests must be approved by the County Board. Mr. Munaretto stated that it is very unlikely that the Illinois State Supreme Court will hear this appeal and felt this was a pointless request and asked what would be the point to approving this request. Ms. Ehardt stated that she felt the petitioner wanted to insure that they had tried all remedies. Chairman Gilman stated she received no objections and noted that the petition was just running its course. Ms. Peschke made a motion, seconded by Ms. Wheeler, directing staff to send a Resolution to the County Board authorizing the request for an extension of time to the Gaylor Zoning Petition No. 05-90. The motion carried with all members present voting aye on a voice vote.

Reorganization of Department: Ms. Ehardt reported that she has been meeting with Administration and the Human Resources Department to reorganize the Planning and Development Department. She stated that previously the Committee had directed her to become more involved with the planning process and to allow for this latitude other staff members will become more involved with code enforcement and permitting. Staff duties will be more specific. She suggested that the vacant engineering position in the P & D Department, which has been difficult to fill, could be addressed by using the private sector that could provide consulting services on an as needed basis. She stated as part of the budget process consideration will given to change the vacant engineering position to more of an environmental planning position with outsourcing of engineering services. The environmental planning position would provide services to the groundwater study, Stormwater issues and future land use planning. She felt the reorganization process could begin within the next two months, with the salary of the vacant position being used as the funding source. Members felt the plan to outsource engineering services was a good idea. Chairman Gilman asked that Ms. Ehardt keep the Committee updated on the reorganization process and asked that a time schedule be provided at the next meeting.

Chairman Gilman provided an agenda for suggested steps to developing the 2030 McHenry County Land Use Plan. She stated the agenda was only her thoughts to provide some ideas for a "beginning" to the process. The agenda included the following steps:

1. The reorganization of the Planning and Development Department to allow the Director more time to lead the discussions with the next Plan Commission
2. Determine the makeup of the Plan Commission
3. Provide a series of training seminars for County Board Members and Plan Commissioners
4. Develop a time frame for completion of the 2030 McHenry County Land Use Plan
5. Develop a list of stakeholders / conduct interviews – specific to particular interests of each group
6. Provide a clear understanding of County Board objectives
7. Determine how to integrate water resources management into the Plan
8. Present the Plan to the County Board as chapters as each chapter is completed.

Chairman Gilman stated that stakeholder groups could consist of economic developers, the farming community, municipalities, townships, builders, schools, etc. Issues that need to be taken into consideration during the development of the 2030 Plan will include water resources, agriculture, housing, economic development and others.

Ms. Peschke stated the only item she felt was missing was input from the public. Chairman Gilman agreed and noted that the agenda was only a starting point. Mr. Munaretto stated that consideration should be given to having municipal planning directors and the McHenry County Council of Government s (McCOG) as part of a strategic "thinking" group of the Plan Commission. Mr. Merkel stated it would be important to have a clear definition of the roles, duties and responsibilities of the Plan Commissioners. Members agreed that the training sessions would be very important for both the County Board Members and Plan Commissioners. Training sessions for County Board members could be held during the first County Board meeting of the month. Chairman Gilman stated that NIPC does provide training sessions for local commissions and this option will be researched. She asked that members review the proposed agenda for further discussion at the next meeting.

REPORTS

Stormwater – Ms. Ehardt reported that the first meeting of the commission was held at 5:30 p.m. which worked well for the members. Minor amendments to the bylaws are being made and the final document will be presented to the Committee for approval by the County Board. The Commission discussed the Hebron violation, which is being addressed by the Village. Crystal Lake has presented some proposed amendments which the Commission will consider at their next meeting. The Commission agreed to meet quarterly – during the months that have a 5th Wednesday – the next meeting is scheduled in May. Mr. Munaretto asked that the Commission agenda keep in mind that a drain tile study would be a waste of funds and also the 5,000 square foot requirement needs to be addressed as it should not be necessary for "driveways" to be a part of this issue. Ms. Ehardt stated that these

concerns will be considered by the Technical Advisory group that will be reviewing the ordinance and preparing modifications.

NIPC – The quarterly meeting was held recently. The 2001 inventory will be released in the 4th quarter.

MCCD – Members were reminded of the Summit meeting scheduled for May 5th

Planning Commission – As discussed earlier

Imagine McHenry County – no report

MISCELLANEOUS: Ms. Peschke asked if consideration could be given to a “tree preservation ordinance.” Chairman Gilman stated she did have information available and could bring this forward for consideration.

Chairman Gilman commented that she had recently received a letter from the Defenders which she found to be very derogatory. She stated that in the past the Defenders had a director who understood the importance of working together and how to cooperate and not burn bridges. She stated that she took offense to the recent correspondence and added that she would not be continuing her membership in this organization.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Wheeler made a motion, seconded by Ms. Peschke, to adjourn at 9:09 a.m. The motion carried with a unanimous voice vote.

* * * * *

RECOMMENDED FOR BOARD ACTION:

Approve an Ordinance for recertification of Zoning Maps

Approve a Resolution authorizing an extension of time for the Gaylor Zoning Petition No. 05-09

:bjt