



## PLANNING AND DEVELOPMENT COMMITTEE

Minutes of Thursday, October 5, 2006

Page: 2

spray irrigation and a closed system of riding trails. She asked if these concerns had been addressed with any kind of alternate plan. Representatives responded "yes" and presented a revised proposal with lower density, more open space and a land application with discharge system in a new location to the west of the proposed homes. The proposed common open space will be maintained professionally through the homeowners association. Riding trails will be designed behind lots and will link to other trail systems. The larger lots will have direct access to the trail system. The larger lots will have their own well and septic systems. The new plan creates more open space and avoids back to back housing, lots will blend with natural areas at the rear of the lots. The development will be a combination of a PDE and PDR. The developer described the proposal as a "European village type setting." Chairman Gilman commented that she supported the revised plan and wished it would have come forth earlier, she asked the Committee if they would like the plan to go back for a staff plat review to insure that it meets technical requirements prior to submitting it to the full County Board. Ms. Wheeler stated she felt this was a better plan, but would like it to go back to the beginning of the process through the ZBA as it is a completely different plan. Mr. Munaretto pointed out that the County's Ordinance works well and sending the plan back to the ZBA would accomplish nothing. Ms. Wheeler stated she found it a little annoying that the developer came up with another palatable plan. Mr. Munaretto agreed the reduction in the number of units is a huge change and there is an ultimate economic impact to the developer and the market. Chairman Gilman pointed out that the Committee has the authority to make the changes according to the County's Ordinance, if it is sent back to the ZBA it sends a negative message to developers. Ms. Chmiel agreed with Mr. Munaretto and Chairman Gilman, noting that after 17 days of ZBA hearings with no recommendation, it indicates a poor performance from the ZBA. She supported sending this plan back for staff plat review and if it meets all requirements, it should come before the Planning and Development Committee for a recommendation to the County Board with a narrative report. Chairman Gilman stated that the Committee would not be approving the plan by sending this for staff plat review. Mr. Munaretto made a motion, seconded by Ms. Chmiel, to send the revised preliminary tentative subdivision plat for Barrington Farms to Staff Plat Review. Ms. Peschke raised concerns that maintenance of the open space would be in the hands of the home owners association, noting that home owners tend to invade the open space and the association goes to the wayside. Ms. Chmiel noted that it would depend on the deed structure. The developer stated that maintenance details need to be thoroughly worked out and provided examples of where such maintenance programs have been successful. Ms. Peschke stated that she supports the lot sizes and felt the current ordinance needs to be revised. Ms. Wheeler stated that out of respect to the public the plan should go back to the beginning of the process. Chairman Gilman reminded the members that this motion was not an approval of the plan. She also stated that when it comes back to the Committee a written invitation will be sent to the Village of Barrington Hills inviting them to attend. After discussion a voice vote was called, the motion carried with five ayes (Chmiel, Peschke, Munaretto, Heisler and Gilman) and one nay (Wheeler). Ms. Chmiel asked that a copy of the plan with the revised plan and a written summary of the major points be provided when this item is brought back to the Committee.

OLD BUSINESS: None

NEW BUSINESS:

*Scrivener's Error Petition #05-100:* Mr. Munaretto made a motion, seconded by Mr. Heisler, to recommend the County Board approve an Ordinance to correct a scrivener's error for Petition #05-100. The motion passed with all members present voting aye on a voice vote.

*Adoption of Community Development Block Grant Action Plan Funding Allocations for Program Year 2007:* Mr. Heisler made a motion, seconded by Ms. Wheeler, to recommend the County Board approve a Resolution authorizing adoption of the Community Development Block Grant Action Plan Funding Allocations for Program Year 2007. Ms. Nueschen provided a brief summary to the funding requests noting the County has consistently received approximately \$1.2 million annually from HUD to fund individual projects and activities for relevant housing, homeless, infrastructure, public facility, public services and planning programs. On a voice vote, the motion passed unanimously.

REPORTS TO COMMITTEE, AS APPLICABLE

*Stormwater* – Ms. Ehardt that the adoption of the amendments to the Stormwater Ordinance is scheduled for November 16<sup>th</sup>. She reported that FEMA and the IDNR have not forwarded their comments and this may put the schedule behind and it may be necessary to request an extension to the timeline for the public hearing. She is meeting with representatives from FEMA and the IDNR on October 11<sup>th</sup> to discuss these concerns.

*NIPC* – Chairman Gilman reported she had been appointed the hearing officer for the Village of Union's FPA, the hearing was held and there were no attendees.

*MCCD* – The lodge at Glacier Ridge is open and the Trail of History is scheduled for the weekend of October 21<sup>st</sup>.

*Planning Commission* – Ms. Ehardt reported that staff is preparing a notebook for the newly appointed members. A letter, signed by Ann Gilman, will be sent to all applicants thanking them for applying for appointment. The new Planning Commission members will be invited to the October 19<sup>th</sup> training session with the County Board. The first meeting of the Commission will be Thursday, November 9<sup>th</sup> at 7 p.m. Officers will be elected at the December meeting.

*Imagine McHenry County* – No Report.

MISCELLANEOUS:

Ms. Ehardt reported that State Representative Jack Franks will hold a press conference at his office in Marengo at noon today to ask that the County Board repeal the recently enacted Sign Ordinance. His law firm has been cited for posting a sign above the entrance door.

Ms. Wheeler asked if any further steps have been taken to appoint the members to the Agricultural Conservation Easement and Farmland Protection Program. Ms. Ehardt stated that since the adoption of the Ordinance nothing more has been done, she suggested placing an ad

PLANNING AND DEVELOPMENT COMMITTEE

Minutes of Thursday, October 5, 2006

Page: 4

to accept applications for appointment to this Commission. Members directed moving forward and placing the notification.

EXECUTIVE SESSION:

None

ADJOURNMENT

Ms. Peschke made a motion, seconded by Mr. Heisler, to adjourn at 9:40 a.m. The motion carried with a unanimous voice vote.

\* \* \* \* \*

**RECOMMENDED FOR BOARD ACTION:**

Approve Ordinance to correct scrivener's error – Petition #05-100

Approve Resolution authorizing CDBG Action Plan Funding Allocations for Program Year 2007