

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

Minutes of Thursday, January 3, 2008

Barbara Wheeler, Chairman	
Randy Donley	Mary L. Donner
Jim Heisler	Peter Merkel
Marc Munaretto	Virginia Peschke

Chairman Wheeler called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Barbara Wheeler; Jim Heisler; Randy Donley; Virginia Peschke; and Peter Merkel. Ms. Donner and Mr. Munaretto were absent. Also in attendance: SuzAnne Ehardt Planning and Development Department Director; members of the Conservation Design Task Force; interested public; and the press.

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Ms. Peschke, to approve the regular session minutes of the December 6/13, 2007 Planning and Development Committee meeting. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC COMMENT

Laurie Cisneros addressed the Committee and provided information on a booklet that Coral Township has developed as a guideline for future sustainable growth for the Township. She stated that a copy of this document had been placed in each member's mailbox and asked that this document be read. She reported that a second draft of the booklet will be presented at a public meeting scheduled for this coming Saturday. Should members have any questions or comments, they were invited to contact her.

PRESENTATIONS: None

SUBDIVISIONS: None

OLD BUSINESS

*Conservation Design - Discussion:* Chairman Wheeler invited the members of the Conservation Design Task Force to join the committee as they continue their review of the document. It was noted that revisions made at a previous meeting will be included in the document presented for consideration by the County Board. Chairman Wheeler also noted that she had sent an e-mail to the Chairman of the Township Highway Commissioners asking for the comments on the proposed document but to date has not received a response. The Committee had previously reviewed pages 1 through 13 and, therefore, began today's review on Page 14 of the document. Under funding requirements and options it was noted that the maintenance easement should be recorded by the County and noted on the plat. In reference to corrective action, Ms. Ehardt noted that there is no straightforward method for the County to take action on violations, noting there are procedures that must be followed and such an action would not take place immediately. Page 15 addresses open space, management responsibilities and performance standards, which provide a clear understanding as to requirements and expectations. Page 16 provides for performance bonding as a guide for management responsibilities. Tree protection is noted on Page 17, members asked that language referring to "mass" removal be clarified and a definition for clear cutting be added. In addition, reference to "planned development, or conditional use permit" as noted in item 2 on page 18 should be removed. It was noted that the listing of diameter of removed trees and replacement trees will be revised to provide for a maximum diameter of 2.5 inches. Additional desirable native tree species and prohibited tree species will be added to the lists on Page 20. The Penalties section on Page 21 has been deleted as there is currently a penalty section in the Subdivision Ordinance. Chairman Wheeler noted that Ms. Donner had asked that the Outdoor Lighting Standards section be included in the Subdivision Ordinance. She asked members if they would like to "tackle" this issue or if they would like to leave it alone at this time. Ms. Peschke commented that it does have a use in Conservation

Design but should be considered in other areas as well. Mr. Merkel noted that the bigger picture must be considered, but that it should be included in this document as well. It was noted that the Conservation Design Ordinance should reference Outdoor Lighting in some way. Ms. Ehardt stated that lighting standards are addressed in the Zoning Ordinance but addresses predominately commercial use. She agreed it should be included in the Zoning Ordinance that would impact areas across the board. After discussion, members agreed to leave this as is for now and look at doing something more in the future. Ms. Ehardt asked for a clearer understanding as to what qualifications are being sought in reference to a "qualified professional" who is acceptable to the County which appears on Page 24. It was noted that the wording "and who is acceptable to the County" will be deleted. Noting no further questions or comments, Chairman Wheeler stated she would like a motion to move this document with revisions to the County Board agenda for 30 day review on January 15, 2008.

Mr. Heisler made a motion, seconded by Ms. Peschke, to put the Conservation Design Ordinance on the County Board agenda for review on January 15, 2008. The motion carried with all members present voting aye on a voice vote.

#### NEW BUSINESS

*Resolution – Zoning Petition 05-83:* Ms. Ehardt explained that the proposed resolution is presented as part of a court order holding that the Hebron Township objection was found to be legally invalid and as a result the property is now zoned E-2. In addition, it was determined that the legal description attached to the previous Resolution was incorrect. The proposed Resolution to amend the 2006 Resolution will address and correct these concerns. After a discussion, Ms. Peschke made a motion, seconded by Mr. Heisler, to recommend the County Board approve a Resolution amending Resolution #R-200610-12-295 Declaring Zoning Petition #05-83 Amending the Zoning from A-1 to E-2 approved. The motion carried with a unanimous voice vote of all ayes.

#### REPORTS TO COMMITTEE, AS APPLICABLE:

*Stormwater:* The ordinance is being completed and will be reviewed by the Stormwater Commission at a meeting being planned for the 5<sup>th</sup> Wednesday in January (1/30/08) at 7 p.m. The proposed ordinance will then be presented to the Planning and Development Committee in February.

*CMAA:* No report

*MCCD:* Work is continuing on their strategic plan; the first space allocation report is being reviewed; and land acquisitions continue to be very active.

*Planning Commission:* Work by the various sub-committees is 90 to 95 percent complete. A presentation is being planned for the February 5<sup>th</sup> County Board meeting.

*Imagine McHenry County:* A meeting to present and discuss the Conservation Design Ordinance is scheduled for January 15, 2008 at McHenry County College at 4:30 p.m.

*Agritourism:* The Planning and Development meeting scheduled for Thursday, February 7, 2008 will focus on this topic.

#### MISCELLANEOUS

Chairman Wheeler reported that she received an e-mail from Dick Hilton of the Wonder Lake MPOA noting that they passed the SSA and would like to bring a resolution forward for consideration by the Committee in February. Ms. Ehardt stated she would contact Mr. Stone, Assistant State's Attorney, to discuss the process and procedures for this item to be considered by the Committee. Members asked that any information on this issue be provided prior to the next committee meeting.

EXECUTIVE SESSION: None

#### ADJOURNMENT

Mr. Merkel made a motion, seconded by Mr. Donley, to adjourn at 9:49 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

Resolution amending Resolution #R-200610-12-295 Declaring Zoning Petition #05-83 Amending the Zoning from A-1 to E-2 Approved  
Conservation Design Ordinance for 30 day review