

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

Minutes of Thursday, July 17, 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; Mary Donner; Jim Heisler; Randy Donley; Peter Merkel; and Marc Munaretto. Virginia Peschke was absent. Also in attendance: Maryann Wanaski, Matt Hansel and Mark Phipps, Planning and Development Department staff members; Peter Austin, County Administrator; John Jung Jr. and Mary McCann, County Board Members; Bob Bradbury and Steve Frazier, representatives from the McHenry County Fire Chief's Association; interested public; and the press

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Ms. Donner, to approve the regular session minutes of the June 5, 2008 Planning and Development Committee meeting. The minutes were approved as submitted with a unanimous voice vote.

*Planning Commission Interviews:* Chairman moved the Regional Planning Commission interviews up on the agenda. Applications from Mr. Michael Rein, Mr. Shamus Misek and Mr. Richard Darger were reviewed. In-person interviews were conducted by the Committee for Mr. Rein and Mr. Misek. A phone interview was conducted for Mr. Darger.

PUBLIC COMMENT

Mr. Dwight Dalton of Crystal Lake addressed the Committee. He read a letter from Pat Dieckhoff, Waste Reduction Specialist, which reviewed concerns of recycling and reducing waste in McHenry County and asked that the County hire a solid waste coordinator as a separate full-time position. Mr. Dalton also provided suggestions to establish a Solid Waste Commission and the benefits to having such an agency. The Committee thanked Mr. Dalton for his comments.

*Planning Commission Appointments:* Chairman Wheeler asked for recommendations from the Committee for appointment to the Planning Commission. Mr. Munaretto made a motion, seconded by Ms. Donner, to recommend the County Board appoint Michael Rein (District 1) to the Planning Commission. The motion carried with all members present voting aye.

Mr. Munaretto made a motion, seconded by Mr. Donley, to recommend the County Board approve the appointment of Mr. Shamus Misek to the Regional Planning Commission as a representative from District 3. After discussion, a roll call vote was called. The motion carried with all members present voting aye (Donley, Heisler, Merkel, Donner, Munaretto and Wheeler).

PRESENTATIONS

*McHenry County Fire Chiefs Association:* Mr. Bradbury and Mr. Frazier joined the Committee to present a proposal to amend the application process for new construction for a residence. The plan would be to require a receipt from the builder indicating that the appropriate fire district has reviewed their building plan. The receipt would be faxed to the Planning and Development Department. The proposed review would take approximately one hour and would be done by the contact for the appropriate fire protection district. Fees, if any, would be set by each fire department individually and collected by same. There would be little impact on the Planning and Development staff. They noted that some of the things the review would be looking at would include the following: Building construction type; emergency access; correct addressing during and after construction; fire alarm systems; and residential

sprinkler systems. Members agreed that such procedures would be helpful. Members noted the importance of having emergency access roads with cross connections. Chairman Wheeler directed staff to draft an ordinance for consideration at the August Committee meeting.

SUBDIVISIONS

*Tentative Plat – Woodlawn Estates of Cary:* This proposed subdivision will divide approximately 5.9 acres into 4 lots with E-1 zoning. Platting requirements have been met and School Districts #26 and #155 will accept a cash donation in lieu of land donation. There are no pipelines located on the property. The Algonquin Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has affixed his signature to same. The Staff Plat Review Committee has recommended acceptance of this Tentative Plat. Mr. Munaretto made a motion, seconded by Ms. Donner, to accept the Tentative Plat for Woodlawn Estates of Cary located in Algonquin Township and authorize the Committee Chairman to sign said plat to allow the Final Plat process to begin. The motion carried with all members present voting aye on a voice vote.

*Tentative Plat – Lynn Mannor:* It was noted that this is the first Conservation Design subdivision to get to the tentative plat stage. This proposed subdivision will divide 40 acres into 13 lots with E-3 zoning. The 40 acre development contains 9.42 acres of floodplain including 4.62 acres of wetlands which creates a cumulative trigger that requires this development to follow the Conservation Design addendum to the Subdivision Ordinance. Platting requirements have been met and School Districts #165 and #158 and #154 will accept a cash donation in lieu of land donation. There are no pipelines located on the property. The Coral Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has affixed his signature to same. The Land First Taskforce will be discussing the cost to maintain the intersections of trails and roads at their July 21<sup>st</sup> meeting. The Staff Plat Review Committee has recommended acceptance of this Tentative Plat. Ms. Donner made a motion, seconded by Mr. Merkel, to accept the Tentative Plat for Lynn Mannor Preserve located in Coral Township and authorize the Committee Chairman to sign said plat to allow the Final Plat process to begin. The motion carried with all members present voting aye on a voice vote.

*Final Plat – Wallen Woods:* Wallen Woods Subdivision is located in Algonquin Township and will divide 4.3 acres into 3 lots all with E-1 zoning. There are no pipelines located on the property. The Algonquin Township Road commissioner is in agreement with all aspects of this Final Plat and has affixed his signature. School Districts #47 and #155 will accept cash in lieu of land for the developer donation fee. It is recommended that the Planning and Development Committee approve this Final Plat. Mr. Munaretto made a motion, seconded by Ms. Donner, to accept this Final Plat for Wallen Woods located in Algonquin Township and move it forward to the County Board once the letter of credit has been received. The motion carried with all members present voting aye on a voice vote.

*Hennings, Phase 1 East Conservation Design Re-subdivision:* Chairman Wheeler explained that this proposed subdivision is an anomaly and we will not see many of these types of requests. She noted that concerns have been raised with the number of lots proposed and the road design. She stated that staff has had some difficulties with the request and has asked for direction from the Committee as to how to move forward. A review of the proposal was provided and it was noted that “mass” grading has been minimal and included the lagoon area, roadways and some lots were graded to improve the building site. Trees were removed more than a year ago and the low grade wetlands have been mitigated. The subdivision will have 60 percent open space. Members noted that the design is consistent with previous County Board direction and the current Conservation Design Ordinance. It was noted that the Schaffer system will be surrounded by a berm and will not be seen from the street. It will look like a reservoir surrounded by prairie grass. The Committee directed staff to take this back as a tentative plat and look at it one more time as a conservation design proposal. The plat will be brought back to the committee as soon as possible.

OLD BUSINESS: None

NEW BUSINESS

*RPC Bylaw Resolution:* Mr. Heisler made motion, seconded by Mr. Merkel, to recommend the County Board approve a Resolution authorizing a revision to Resolution R-200606-10-167 the McHenry County Regional Planning Commission Bylaws. Chairman Wheeler asked for discussion of the proposed amendment. Mr. Munaretto voiced his disagreement with the Bylaw amendments. He stated he did not support this proposal as it is not consistent with the County Board's efforts to create a commission that was geographically balanced. Special interest organizations were specifically excluded from the commission. He questioned why the Committee would even consider this amendment and why the McHenry County Council of Government (McCOG) had even been invited to have a role in the process. Mr. Donley stated he agreed with Mr. Munaretto's observations. Chairman Wheeler disagreed that McCOG is a special interest group noting that had been on the Regional Planning Commission's agenda for the past several months to provide their input during the process. She stated the group's input has been an integral part to the discussions and that having them serve as in ex-officio position would not be pandering to special interest groups. Mr. Munaretto noted that to have a quasi-organization to have an influence does raise concern. He pointed out that McCOG functions to influence municipalities and as such is a special interest group at their participation in the RPC is not in the County's best interest. Ms. Wanaski noted that the RPC did vote in favor the proposed amendment. Mr. Munaretto stated as an appointed commission of the County Board their vote is inconsequential as they do not have the ability to change a County approved resolution. He stated the value of the commission is at the table and inviting McCOG to the table does not improve the process. Mr. Merkel stated he supported Mr. Munaretto's observations and stated by inviting McCOG other organizations may also ask to serve in an ex-officio position. Chairman Wheeler asked for a roll call vote in the motion. The motion failed with two ayes (Donner and Wheeler) and four nays (Donley, Heisler, Merkel and Munaretto).

Mr. Donley left the meeting at 10:55 am.

*Recommendation to Landmark Chunn's Burying Ground, Algonquin Township:* Mr. Munaretto made a motion, seconded by Mr. Heisler, to recommend the County Board approve an Ordinance designating Chunn's Burying Ground located in Algonquin Township as the twentieth local landmark in McHenry County. The motion carried with all members present voting aye on a voice vote.

*Stormwater – Memo of Understanding with MCSWCD:* Mr. Phipps, Chief Stormwater Engineer, Planning and Development Department, provided proposed amendments to a memorandum of understanding with the McHenry County Soil and Water Conservation District that adopted by the County Board in 2004. He stated that to his knowledge the P&D Department has yet to request the services provided by MCSWCD, but would like to do so in the near future. The amendments would update the document to make it more workable for both entities. After discussion, the Committee directed Mr. Phipps to draft a Resolution for consideration at the next meeting.

*Resolution for a change to an existing planning position:* This item was pulled from the agenda at this time.

*FYI: McHenry County Solid Waste Stream Analysis 2007; 2008 Illinois Market Facts for McHenry County:* Ms. Wanaski stated the documents provided are for informational purposes.

REPORTS TO COMMITTEE, AS APPLICABLE:

*Stormwater:* No update

*CMAA:* No update

*MCCD:* Mr. Merkel reported that the MCCD Board of Trustee meeting time has been moved to 6:00 pm to allow for more time to discussion issues. The newly appointed Chair of the Board is Kimberly Hankins.

*Planning Commission:* Packets of completed chapters will be presented at the next committee meeting.

MISCELLANEOUS: None

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Donner made a motion, seconded by Mr. Merkel, to adjourn at 11:20 a.m. The motion carried with a unanimous voice vote.

\* \* \* \* \*

**RECOMMENDED FOR BOARD ACTION:**

Ordinance designating Chunn's Burying Ground located in Algonquin Township as the twentieth local landmark in McHenry County  
Resolution approve appointment to the Planning Commission