

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

Minutes of Thursday, February 5, 2009 – 8:30 am

Tina Hill, Chairman

Randy Donley  
Sue Draffkorn  
Lyn Orphal

Mary L. Donner  
Marc Munaretto  
Ersel Schuster

Chairman Hill called the Planning and Development Committee meeting to order at 8:30 am. The following members were present: Tina Hill; Mary Donner; Sue Draffkorn, Marc Munaretto, Lyn Orphal and Ersel Schuster. Randy Donley was absent. Also in attendance: Planning and Development Department staff members, Dennis Sandquist and Maryanne Wanaski; Peter Austin, County Administrator; Jim Heisler, County Board Member; interested public; and the press

MINUTE APPROVAL

Ms. Donner made a motion, seconded by Ms. Schuster, to approve the regular session minutes of the January 20, 2009 Planning and Development Committee meeting. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC COMMENT: None

PRESENTATIONS: None

SUBDIVISIONS:

*The Hennings Phase I East – Final Plat:* Mr. Munaretto made a motion, seconded by Ms. Donner, to recommend the County Board approve the Final Plat for Hennings Phase I East Subdivision located in Coral Township. The property has been re-subdivided to include 15 acres of open land to be consistent with Conservation Design. There are no pipelines on the property. The homeowner's association will hold the deed to the open land. Extra bonding is in place to service and run the sewer plant. All properties will have a well, but no septic as the development will employ a spray irrigation septic system. The Coral Township Road Commissioner is in agreement with the proposal and has affixed his signature on the plat. All platting requirements have been met. After discussion a voice vote was called. The motion carried with all members present voting aye.

OLD BUSINESS:

*Regional Planning Commission (RPC):* Mr. Heisler and Mr. Sandquist reviewed the revised timeline for the 2030 plan, noting that this update had been provided to the full County Board on February 2, 2009. The RPC will be reviewing the Open Space chapter this evening. This is the last chapter in the process. Members raised concern that the timeline for completion has been increased and also asked when the document will come to the Committee for review. It was members' understanding, that the Committee would be part of the process and review each chapter after approval by the RPC. They asked that these chapter reviews be put on the Committee's agenda on a regular basis. Mr. Sandquist stated that currently there are no maps and staff is working on these documents. He noted that a document should be ready for the Committee's review in March. Chairman Hill stated that one big question raised by Ms. Schuster should be considered and that is "do we want the west side of the County to mirror the east side?" It was agreed that chapters will be provided to the Committee for discussion at a future meeting.

NEW BUSINESS:

*ZBA Interviews:* The Committee interviewed the following applicants for appointment to the Zoning Board of Appeals (ZBA): Gerald Wienckowski; Barry Schlieben; Holly Kohley; and Steven Reis. All candidates expressed their willingness to be considered for appointment to another board if they were not appointed to the ZBA.

Approved: 2/19/09

Ms. Donner left the meeting at 9:14 a.m.

After reviewing the applications and interviewing the candidates, Mr. Munaretto made a motion, seconded by Ms. Schuster, to recommend the County Board appoint Holly Kohley to the ZBA for a term to expire September 1, 2009. The motion carried with all members present voting aye on a roll call vote (Munaretto, Schuster, Orphal, Draffkorn and Hill).

*Hebron Drainage District Applications for Appointment:* Ms. Schuster made a motion, seconded by Ms. Draffkorn, to recommend the following individuals be appointed to the Hebron Drainage District: Melvin Von Bergen, Bruce Meier and William Hauri, Jr. The motion carried with all members present voting aye on a roll call vote (Munaretto, Schuster, Orphal, Draffkorn and Hill).

*Resolutions:* (1) a Resolution authorizing authority to the Director of the Planning & Development Department to regulate matters concerning zoning pursuant to Section 5-12008 of the Counties Code; and, (2) a Resolution authorizing authority to the Director of the Planning and Development department to regulate matters relating to building construction, alteration and maintenance pursuant to Section 5-1063 of the Counties Code: Ms. Schuster made a motion, seconded by Ms. Orphal, to recommend the County Board approve the two Resolutions as presented. Members questioned why these resolutions were being considered. Mr. Sandquist responded that these were drafted by the State’s Attorney to make sure we are in compliance with State Statutes. Mr. Austin noted that the Resolutions allow for the Director of the Planning & Development Department to delegate authority. After discussion, a roll call vote was taken. The motion carried with all members present voting aye on a roll call vote (Munaretto, Schuster, Orphal, Draffkorn and Hill).

*Planning & Development Committee Work Plan:* Mr. Sandquist submitted a work plan for the Planning and Development Department, noting that some of the items could be part of the Committee’s two-year work plan. Chairman Hill reported that Mr. Munaretto also provided work plan suggestions. She then reviewed items to consider as part of the Committee’s work plan for the next two years. Review and discuss issues in the 2030 Plan with final presentation of the completed document to the County Board for approval; Review of the current zoning and land use ordinances; examine the subdivision code and staff plat review process; determine the role of the P&D Committee in the transportation plan; and re-consider the future use of the Regional Planning Commission when developing a comprehensive land use plan. Items related to stormwater will be considered as a joint effort with the newly formed Natural Resources and Environmental Committee. Chairman Hill stated she would develop a complete work-plan for consideration at the next meeting.

REPORTS TO COMMITTEE, AS APPLICABLE:

*Chicago Metropolitan Agency for Planning:* None  
*Community Development Block Grant Commission:* None  
*Historic Preservation Commission:* None

MISCELLANEOUS: None

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Orphal made a motion, seconded by Mr. Munaretto, to adjourn at 10:30 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

Resolution authorizing authority to the Director of the Planning & Development Department to regulate matters concerning zoning pursuant to Section 5-12008 of the Counties Code;  
Resolution authorizing authority to the Director of the Planning and Development department to regulate matters relating to building construction, alteration and maintenance pursuant to Section 5-1063 of the Counties Code  
Appointment of Holly Kohley to the ZBA  
Appointment of Melvin Von Bergen, Bruce Meier and William Hauri, Jr. to the Hebron Drainage District