

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

Minutes of Thursday, March 19, 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; Randy Donley; Sue Draffkorn, Marc Munaretto; and Ersel Schuster. Mary Donner and Lyn Orphal were absent. Also in attendance: Planning and Development Department staff members, (Dennis Sandquist, Matt Hansel, Faith Taylor; Darrell Moore, Chuck Marke); and interested public.

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Mr. Donley, to approve the regular session minutes of the February 5, 2009 Planning and Development Committee meeting. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC COMMENT: None

PRESENTATIONS: None

SUBDIVISIONS:

Harmony Stone – extension Request and Wilshire – Extension Request: Mr. Munaretto made a motion, seconded by Mr. Donley, to allow the requests for subdivision extension to both Harmony Stone Subdivision and Wilshire Subdivision. The motion carried with all members present voting aye on a voice vote.

OLD BUSINESS: None

NEW BUSINESS:

School Impact Fee Ordinance Annual Update: Mr. Munaretto made a motion, seconded by Mr. Donley, to recommend the County Board approve the amendments to Article 10, School Developer Donation Requirements of the McHenry County Subdivision Ordinance. Mr. Munaretto noted that the only amendment to the Ordinance reflects the CPI adjustment and amends the fair market value contained within Section 1003.1 as required. After discussion, a roll call vote was called. The motion carried with all members voting aye (Donley, Draffkorn, Munaretto, Schuster and Hill).

Zoning Ordinance Amendments regarding temporary use & off road vehicles: Ms. Schuster made a motion, seconded by Mr. Donley, to recommend the County Board approve amendments to the Zoning Ordinance. Chairman Hill invited Ms. McCann to address the Committee regarding the proposed amendments. Ms. McCann stated that the proposed document reflects work that has been done over the past year to provide a definition for off road vehicle tracks. Mr. Donley commented that he did not like a temporary use permit that would allow for 6 permits per year, which could mean two events per month during the summer. Ms. McCann stated the proposed document allows for 6 permits per year, but only 2 permits for any three month period for a single location. Ms. Schuster stated that surrounding neighbors must be taken into consideration and the proposed document does not address this concern. She stated there should be a procedure to notify surrounding neighbors. Mr. Munaretto disagreed noting that a temporary use permit should not require notification to surrounding landowners. He noted that an Intense Use request provides the mechanism for such notifications and that not all permit requests need to go through this process. Ms. McCann also noted that such permits also require an EPA permit. Ms. Schuster also questioned “Seasonal sales of farm product” not grown on the premise. Mr. Munaretto stated he supported this item as it invites agritourism. Mr. Donley questioned “Outdoor Music” events and “Tent Theater” events, noting that

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the tent theater events would be allowed a 4month temporary use permit. He stated this was more of a business and should not be a temporary use, noting such events should be considered under Conditional Use permits. Chairman Hill stated that the amended document was proposed to address off road vehicles, noting that other concerns could be addressed when the entire Zoning Ordinance is reviewed. Chairman Hill asked members if they would like to vote on this issue today. Members stated that a proper motion has been made and seconded, therefore a vote should be called. On a roll call vote, the motion carried with three ayes (Draffkorn, Munaretto and Hill) and two nays (Donley and Schuster). This document will be sent to the ZBA for review. After the vote, Ms. Schuster commented that this should be done right or not at all. Mr. Sandquist stated that overall the proposed changes will strengthen the ordinance and is a move in the right direction that provides tighter control.

Zoning Maps Annual Recertification: Ms. Draffkorn made a motion, seconded by Mr. Munaretto, to recommend the County Board approve an Ordinance for the recertification of zoning maps. The ordinance requires the annual recertification of these maps. Members reviewed the maps during the meeting after which a voice vote was called. The motion carried with all members present voting aye.

Amendment to 2007 HOME Program funding: Ms. Draffkorn made a motion, seconded by Mr. Donley, to recommend the County Board approve a Resolution to amend Resolution R-200708-10-208, HUD HOME program funding recommendations for 2007 program year. Ms. Taylor explained that the previous Resolution allowed for Habitat for Humanity to purchase two lots in Turtle Crossing. However, these lots were purchased prior to authorization from HUD to release the HOME funds. Consequently HOME funds could not be used for this purchase. Habitat for Humanity was encouraged to find another project site for the use of the HOME funds. They are now asking for permission to use the 2007 HOME program funds to purchase two lots in Brookside Meadows Subdivision and the proposed Resolution provides for this amendment. On a voice vote, the motion carried with all ayes. In response to questions, Ms. Taylor noted that HUD has a website which contains information on approved expenditures. They also have information on eligible costs under the HOME program. Chairman Hill added that HUD also has requirements for CDBG staffing and all CDBG staff expenses are paid by HUD.

REPORTS TO COMMITTEE, AS APPLICABLE:

Regional Planning Commission: Mr. Sandquist distributed a draft of the 2030 Plan Text which was recently completed by Houseal Lavigne. He stated that this document will be reviewed by the Regional Planning Commission (RPC) on March 26th. Their comments along with this document will then be reviewed by this Committee on April 2nd. Mr. Munaretto stated that the review of this document will take at least two hours and perhaps should be done at a meeting other than the regularly scheduled meeting of the Committee. He asked if RPC members would be invited to this P&D Committee meeting to provide support for their comments/ recommendations, or if the Committee will meet and take the RPC's comments under advisement. He stated he would prefer to have the RPC submit their final set of changes in writing for consideration by the Committee. At that point, he stated the work of the RPC would be completed. He stated it would not be the RPC's responsibility to take this document on the road for public comment. Mr. Sandquist stated it was his understanding that the RPC would be responsible to get public comment on this proposed document. The final comments with the document and maps would then be given to the P&D Committee and they would make a recommendation to the County Board. Mr. Munaretto questioned at what point does the work of the RPC end. Mr. Donley agreed with Mr. Munaretto stating the public comment should be part of the P&D Committee's responsibility. Mr. Sandquist pointed out that this is the Houseal Lavigne draft and the RPC has not yet had an opportunity to review this document. Chairman Hill stated that the RPC will receive this draft for review at their meeting on the 26th and invited Committee members to attend that meeting. Mr. Sandquist stated it is important to be consistent in the process and suggested that the RPC review the Houseal Lavigne draft and then meet with officials and public. After those meetings they will submit all comments and raw information from the public hearings to the P&D Committee. Mr. Munaretto stated he did not want to look at the document until the RPC has completed their work. Members agreed to review the document and comments received from the RPC on April 2nd. Chairman Hill stated she would also review the update timeline with the County Board Chairman.

Chicago Metropolitan Agency for Planning: A luncheon is scheduled for Monday to discuss stimulus funding.

Community Development Block Grant Commission: Nothing to report.

Historic Preservation Commission: Applications for appointment are being review.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Draffkorn made a motion, seconded by Mr. Donley, to adjourn at 9:48 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolution to amend Resolution R-200708-10-208 for HUD Program Funding
Zoning Map Recertification Ordinance
School Impact Fee Ordinance