

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

Minutes of Thursday, November 2, 2006

Ann Gilman, Chairman  
Marie Chmiel                      Jim Heisler  
Peter Merkel                      Marc Munaretto  
Virginia Peschke                Barbara Wheeler

Chairman Gilman called the Planning and Development Committee meeting to order at 8:15 a.m. The following members were present: Ann Gilman; Marie Chmiel; James Heisler; Marc Munaretto; Virginia Peschke; Barbara Wheeler; and Pete Merkel. Also in attendance: Planning and Development Department staff members, Mary Donner, Jim Kelly, Robert Abboud, John Schmidt, Ersel Schuster, Pat Kennedy and members of the public.

MINUTE APPROVAL

Mr. Merkel made a motion, seconded by Mr. Heisler, to approve the regular session minutes of the Planning and Development Committee minutes of October 19, 2006 meeting. The minutes were approved with a unanimous voice vote.

PUBLIC PARTICIPATION

John Schmitt, Mayor of the Village of Algonquin notified the Commission that the Village has not had a chance to discuss or review the new proposal of the Barrington Farms property and hoped the County would take that into consideration. He felt that the Village would be opposed to the spray irrigation next to residential areas.

Robert Abboud, President of the Village of Barrington Hills echoed the same feelings as Mr. Schmitt. He mentioned that the new proposed plan is fundamentally different in the number and types of homes including the placement of the homes. It is impossible to say that the plan is a minor modification. He questioned the process the County follows and felt it interrupts the public process.

Ms. Gilman reported that the Staff Plat Review Committee reviewed Barrington Farms yesterday. Numerous questions were raised by the Health Department and the Department of Transportation on the new proposal. Ms. Gilman explained that the process is such that the revisions must return to the Staff Plat Review Committee, which after a complete review will proceed to the Planning and Development Committee. The Planning and Development Committee can forward a recommendation to deny, to accept, or without a recommendation to the County Board. She stressed that the Ordinance does not allow the Planning and Development Committee to send a petition back to the Zoning Board of Appeals for further decision as this action can only be taken by the County Board.

Mr. Abboud explained that the procedure has a loophole allowing “bait and switch” and suggested that changes are made to the Ordinance.

Ms. Ehardt stated that municipalities are supplied with notification of the Staff Plat Review meeting and are encouraged to attend. Engineering packets are not sent with the notification but all information is available for review at the meeting. In the case of Barrington Farms, the engineering packet was provided to the municipalities. Mr. Munaretto urged that the packet be provided for future meetings.

PRESENTATIONS: None.

### SUBDIVISIONS

*Ridgefield Estates- Tentative Plat:* Ms. Ehardt reviewed the proposed Tentative Plat for Ridgefield Estates. The development is zoned both “R-1” and “E-1” and consists of 19 lots on 28.10 acres. A wetland delineation report has been received, reviewed and concurred with as required by the McHenry County Stormwater Management Ordinance. Each lot contains the ½ acre of suitable soils or has provided a designated septic area pursuant to the requirements of the health ordinances. The Health Department had minor issues to be reviewed and will provide written acceptance after their review. The Dorr Township Road Commissioner is in agreement with the proposal. The City of Crystal Lake is the authorized signator pursuant to Statute. A letter accepting the plat from the City of Crystal Lake has been received. School Districts #47 and #155 will accept cash in lieu of land. Mr. Merkel made a motion, seconded by Ms. Wheeler to accept the Tentative Plat of Ridgefield Estates contingent upon written approval from the McHenry County Health Department. The motion carried with all members present voting aye on a voice vote.

OLD BUSINESS: None.

### NEW BUSINESS

*Reallocation of Community Development Block Grant Program Income:* Ms. Nueschen explained the Housing Authority’s Owner Occupied Rehabilitation program has returned funds to the Community Development Block Grant Commission in the amount of \$11,738.82. This return of the funds is due to the sale of a property that utilized the rehabilitation program. The Housing Authority is requesting that the funds are returned to them to allow for additional rehabilitation projects. Mr. Heisler made a motion, seconded by Ms. Peschke to recommend that reallocation of \$11,738.82 to the McHenry County Housing Authority for the Owner Occupied Rehabilitation Program. The motion carried with all members present voting aye on a voice vote.

### REPORTS TO COMMITTEE, AS APPLICABLE

*Stormwater* – No meeting until November, 2006

*NIPC* – No meeting

*MCCD* – Ms. Wheeler noted that the District has purchased 200 acres in Alden. The Trail of History was a success with over 2400 students present on Friday.

*Planning Commission* – Meeting on Thursday, November 9, 2006

*Imagine McHenry County* – Survey results were noted in the newspaper. Executive summary to be provided in the future.

**MISCELLANEOUS:** Mr. Munaretto stated he was unaware of the Staff Plat Review Committee meeting this past week. He requested that all District #1 members be notified of any future meetings and agendas regarding Barrington Farms. Mr. Munaretto also questioned the purpose of the meetings held with Barrington Farms Property owners, surrounding municipalities and Chairman Koehler. Chairman Koehler explained that he was meeting with the municipalities over the concern of deannexions and trying to get the municipalities and Barrington Farms to reach an agreement. Mr. Munaretto felt that County Board members in District #1 should be aware of such meetings.

Mr. Munaretto suggested it would be appropriate to examine the public testimony that is given during the “public participation” portion of meetings. He asked that Chairman Koehler obtain a State’s Attorney’s opinion to determine if such public participation is in concert with previous State’s Attorney’s opinion regarding testimony on zoning matters.

It was suggested that the Zoning Board of Appeals members be evaluated on performance. It was also suggested that the Zoning Board of Appeals provide the County Board with written recommendations.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT**

Ms. Chmiel made a motion, seconded by Mr. Merkel, to adjourn at 9:15 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

Approve a Resolution authorizing the reallocation of CDBG funds