

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

Minutes of Thursday, March 1, 2007

Barbara Wheeler, Chairman
Mary L. Donner Jim Heisler
John Jung, Jr. Mary T. McCann
Peter Merkel Marc Munaretto

Chairman Wheeler called the Planning and Development Committee meeting to order at 8:17 a.m. The following members were present: Barbara Wheeler; Mary Donner; Jim Heisler; John Jung, Jr.; Mary McCann; Peter Merkel; and Marc Munaretto. Also in attendance: Planning and Development Department staff members; Michelle Courier, Assistant State's Attorney; Gene Goeglein, Regional Superintendent of Schools; Daniel P. Ryan, Randall Donley and James P. Kennedy, County Board Members; Kenneth D. Koehler, County Board Chairman; Peter Austin, County Administrator; Richard G. Flood, Attorney at Law; Representatives from several school districts; Don Lockhart, Mayor – City of Marengo; interested public; and the press

Chairman Wheeler reported that the State's Attorney has submitted a draft copy of the Sign Ordinance which reflects various changes recommended by both the Department of Planning and Development and the State's Attorney's Office. She stated that this document will be discussed at the March 15, 2007 Committee meeting. She noted that if members have questions or comments regarding this document prior to the meeting they could call the State's Attorney or the Planning and Development Department.

MINUTE APPROVAL

Mr. Heisler made a motion, seconded by Ms. Donner, to approve the regular session minutes of the Planning and Development Committee meeting of February 1, 1007. Mr. Munaretto requested the minutes be amended to reflect that he had not reported on CMAP. Ms. Ehardt stated that it appears these items had just been moved up on the reports and that the statement was made by Mr. Merkel under MCCD. The minutes were approved as amended with a unanimous voice vote.

Chairman Wheeler noted the large group of attendees, of which most are from local school districts. At the request of the Chairman, attendees and the Committee identified themselves and the district they represented.

OLD BUSINESS

School Impact Fee Ordinance – Annual CPI Adjustment: Chairman Wheeler invited Mr. Flood to join the Committee to present Impact Fee information and answer questions. Mr. Flood provided a slide presentation relative to school impact fees. Impact fees are exactions imposed on a developer as a condition of developing a property. There has been a growing popularity of impact fees due in part to the large scale of developments and the rapid need for infrastructure. A review of how impact fees are calculated was given, noting that school impact fees do not measure the true impact. McHenry County is a non-home rule county and as such it may only exercise those powers which are specifically granted to it by statute or necessarily implied from statutes or other grants of power (Dillon's Rule). To become a home rule county, the chairman must be elected by the people of that County. It was noted that the last time land value was assessed for McHenry County was in 2000 and perhaps this should be re-evaluated either by an independent entity or in-house by the Planning and Development Department. The value of an acre of land is adjusted each year with the CPI. After the presentation and discussion, Mr. Munaretto made a motion, seconded by Mr. Jung, to recommend the County Board adopt the School Impact Fee Ordinance. Ms. McCann motioned that the Ordinance be amended to reflect the specific way the CPI is calculated. She noted that NIPC used to do this calculation, but NIPC no longer exists. Ms. McCann's motion died for lack of a second. The Committee recommended that land values be revisited in 2008 and that Planning and Development Department research the cost of having this done by an appraiser. A roll call vote on the motion to adopt the ordinance was called. The motion carried with all members present voting aye (Merkel, McCann, Donner, Jung, Heisler, Munaretto and Wheeler).

Ms. McCann stated that perhaps there should be wording added to address planning areas. Ms. Ehardt responded that this issue is addressed in the subdivision ordinance and through the subdivision process.

PUBLIC PARTICIPATION: None

PRESENTATIONS: None

SUBDIVISIONS

Canterbury Bluff Subdivision – Extension Request: Committee members reviewed a request for a one year extension for Canterbury Bluff Subdivision. This is the first extension request for this subdivision. Mr. Munaretto made a motion, seconded by Mr. Jung, to approve a one year extension for Canterbury Bluff Subdivision Tentative Plat, said extension to be granted to April 6, 2008. The motion carried with all members present voting aye on a roll call vote (Munaretto, Jung, Heisler, McCann, Merkel, Donner and Wheeler).

Tentative Plat – Morianu Estates: Ms. Ehardt provided a summary to the Tentative Plat for Morianu Estates, located in Algonquin Township. The development will consist of two lots on 4.3 acres. There is an elevation difference of approximately 65' with the property sloping up from north to south. Soil mapping was completed in accordance with requirements of the McHenry County Subdivision Ordinance. Each lot includes more than the required 1/2 acre of septic suitable soil. The Algonquin Township Road Commissioner is in agreement with all aspects of this Tentative Plat and has affixed his signature. All platting requirements have been met. Signatures of the Planning Commissions of Barrington Hills, Cary and Trout Valley are affixed to the Tentative Plat. The Village of Fox River Grove waived its review of the proposal. School District #300 will accept cash in lieu of land. Mr. Munaretto made a motion, seconded by Mr. Jung, to accept the Tentative Plat for Morianu Estates and authorize the Planning and Development Committee Chairman to sign said plat. The motion carried with all members present voting aye on a voice vote.

Wildwood Subdivision – Final Plat: This item was pulled from the agenda, noting that staff is waiting for some items to be submitted.

Noting that Mr. Jung had to leave the meeting early, Chairman Wheeler asked for his report on the Planning Commission at this time. Mr. Jung reported that sub-committees are meeting regularly and reviewing issues in a timely manner.

Mr. Jung left the meeting at 9:54

Chairman Wheeler referred back to the Sign Ordinance and noted that the committee will be discussing this document at the March 15th meeting. She stated that there is a Plan A (which is the existing ordinance) and a Plan B (which includes the recommendations from the State's Attorney). She asked that members read and review these documents prior to the next meeting.

NEW BUSINESS

Recertification of Zoning Maps – Resolution: Mr. Munaretto made a motion, seconded by Ms. Donner, to recommend the County Board approve an Ordinance for the Recertification of Zoning Maps. Members reviewed the proposed maps which included a zoning map for each township along with four detailed maps. After a review, a voice vote was called. The motion carried with all members present voting aye.

REPORTS TO COMMITTEE, AS APPLICABLE

Stormwater – Will not be meeting until May

CMAP – No report

MCCD – Mr. Merkel reported he attended a planning meeting on Saturday, February 10th along with a budget presentation. A presentation will be made to the County Board on March 6th regarding referendum efforts.

Planning Commission – A website is being developed and will be available next week. The Commission will have its own URL site which will include a calendar of all meetings. Goals and objectives are being developed and hopefully can be presented at the next P & D Committee meeting.

Imagine McHenry County – No report

Agritourism – Mr. Munaretto reported that the first meeting of the Task Force was held on Monday, February 27 with all but one member attending. The Task Force discussed agritourism and the sign ordinance. The Task Force will meet monthly over the next six months. Each meeting will focus on a different topic/ordinance. The final recommendations will be presented to the Planning and Development Committee.

MISCELLANEOUS:

Chairman Wheeler reported that interviews for appointment to the Agricultural Conservation Easement and Farmland Protection Commission will take place at the March 15th meeting. She asked the Committee to consider allowing MCCD to appoint a liaison member to this Commission, said member will serve only in an advisory capacity. If acceptable, the by-laws will need to be amended. This will also be discussed at the next meeting.

Ms. McCann raised concerns with a proposed conditional use permit along Route 20. She stated the area of this request is very low and to put a road-cut in this area could be unsafe. She raised concerns that ZBA members may be unaware of this situation. She felt it might be beneficial for ZBA members to receive such informational items when a conditional use permit is being request. Ms. Ehardt noted that the petitioner is asking for re-zoning not a conditional use permit and the Zoning Ordinance addresses what should be considered by the ZBA. If necessary, amending this section would be the appropriate place.

Mr. Austin reported that the State's Attorney is reviewing the Inoperable Motor Vehicle Ordinance. The Law and Justice Committee would review any proposed amendments at a future meeting.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Donner made a motion, seconded by Mr. Heisler, to adjourn at 10:20 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Ordinance authorizing the recertification of zoning maps
- Ordinance amending Article 10, School Developer Donation Requirements