

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

Minutes of Thursday, May 3, 2007

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

In the absence of the Chairman and Vice-Chairman, the meeting was called to order by John Jung, Jr. at 8:35 a.m. The following members were present: John Jung, Jr., Marc Munaretto; Mary McCann; and Peter Merkel. Chairman Wheeler arrived at 8:40 a.m.; Mary Donner arrived at 8:43 a.m.; and Jim Heisler arrived at 9:38 a.m. Also in attendance: Planning and Development Department staff members; Cassandra McKinney, Water Resource Manager; Peter Austin, County Administrator; Representatives from the Greater Marengo-Union Area Watershed Steering Committee; interested public; and the press

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Mr. Merkel, to approve the regular session minutes of the Planning and Development Committee meeting of April 19, 2007. Ms. McCann asked that the minutes be amended in the Public Participation Section, to note that land where the pallets are stored is zoned A-1 not "industrial." The minutes were approved as amended with a unanimous voice vote of all ayes.

PUBLIC PARTICIPATION

None

PRESENTATIONS

None

NEW BUSINESS

Ms. McCann asked that item 6.3 be moved forward so that people in attendance could be heard at this time. Committee members agreed to discussion item 6.3 a *Resolution – Greater Marengo-Union Area Watershed* at this time. Mr. Roger Naylor, Coral Township Supervisor and Lenore-Beyer Clow, Openlands Policy Director, addressed the Committee and provided background information to the project which began approximately 19 months ago. Ms. Clow stated that the purpose of the project was to bring units of government together to establish a partnership to collaboratively manage natural resources and growth. Mr. Naylor reported that the efforts began with local steering committee including participants from the municipalities of Marengo and Union and input from the general public. He noted that although Marengo and Union have not yet formally adopted the Plan they have included many items in their land use plan and have indicated they anticipate adoption of this plan in the near future. Mr. Munaretto asked how many townships and municipalities had adopted a Resolution supporting the Plan. In response, Mr. Naylor stated that none to date, but all entities were supporting these efforts from the onset and will be formally adopting such a resolution in the near future. Mr. Munaretto commented that it may be better if this were adopted by the four townships, the City of Marengo and the Village of Union prior to the County Board. Ms. Ehardt stated the County has been an active participant from the beginning and pointed out that the project fits into the process of developing the 2030 Land Use Plan and would be a useful a tool in that process. She stated that the Resolution does not obligate the County in any way and should be considered as a part of the planning process. Chairman Wheeler questioned if the Township Highway Commissioners had taken an active role in developing this plan. Ms. Ehardt stated most highway commissioners had not be involved as this plan is only a guide as to where development should go based on natural resources and conservation type designs. The plan does not address specific items such as roads. Mr. Merkel noted that similar support was given to Boone Creek and the Nippersink projects. He also stated it would be important to have this presentation given at a meeting of the McHenry County Conservation District. He stated he would like to see this adopted at the "grass roots" level

Approved: 5/17/07

prior to being adopted by the County Board. Ms. Donner commented she would have no difficulty in waiting another 30 days to give the townships and municipalities time to adopt a resolution supporting this initiative. Mr. Munaretto stated that with there being no special directive or obligation of the County Board and understanding this information could be a helpful tool to the 2030 process, he would have no problem in moving this item on to the full County Board. Mr. Jung agreed and made a motion, to recommend the County Board adopt a Resolution accepting the Plan known as "Preserving the Kishwaukee River Watershed: Guiding Development in the Marengo-Union Region" with the understanding that said plan will be used as a planning tool for the County's 2030 Land Use Plan. Ms. Donner seconded the motion. A roll call vote was called. The motion carried with all members present voting aye. Members asked that a presentation be made to the full County Board at a morning meeting. Chairman Wheeler asked that interested parties be encouraged to attend that meeting. Ms. McCann thanked all those individuals who had participated in developing this project and introduced individuals that had attended today's meeting.

Resolution – Supporting Conservation Design: Chairman Wheeler asked that this item be pulled and put on a future agenda for consideration. Ms. Ehardt asked if it could be put on the first meeting in June since the next meeting will have a full agenda of interviews. Chairman Wheeler agreed and asked that Ms. Ehardt include this item on that agenda.

OLD BUSINESS

Sign Ordinance: Ms. Ehardt reported that the Sign Ordinance included in the packet was the entire ordinance as it currently exists with all changes being incorporated as had been agreed to by the Committee. She noted that Ms. Courier had reviewed the section covering flagpoles and she agreed to the proposed language. Ms. McCann raised concerns with the temporary sign section on Page 8. She commented that "seasonal" signs should be noted in this section. In reviewing Ms. McCann's concerns, members felt the section was clear as presented. Ms. McCann stated she is also concerned with implementation and enforcement, noting that some signs may be 30 years or older and as such they should be considered non-conforming signs. Ms. Ehardt pointed out that this issue had been addressed noting that a sign could not be considered as non-conforming if it was not legal as installed and a decision had been made to issue permits based upon the requirements at the time the sign was constructed and that sign would not be subject to the current sign ordinance. She stated the majority have gone through the process. Chairman Wheeler noted that from all discussions with the Committee, staff and the State's Attorney the Ordinance as submitted appears to be very strong. Mr. Jung made a motion, seconded by Mr. Merkel, to recommend the County Board adopt the 2007 Sign Ordinance as presented. Ms. McCann asked if signage requests are presented when a building permit for a commercial building is requested. Ms. Ehardt stated if such a request is not included as part of the plan they would be handled as a separate issue. She noted that generally such requests do not come with the building permit request. Ms. McCann asked if a checklist could be developed so petitioners are aware of items needed during this permitting process. Mr. Munaretto stated he is concerned with language on Page 8 that refers to non-durable materials for sign, temporary. He asked if the intention was to say only non-durable materials could be used? It was agreed after a brief discussion to eliminate such wording. A voice vote on the motion was called. The motion carried with all members present voting aye. This item will be placed on the May 15, 2007 County Board agenda for 30 day review.

SUBDIVISIONS

Tentative Plat – Hunters Woods Subdivision: Mr. Jung made a motion, seconded by Ms. McCann, to approve the tentative plat for Hunters Woods Subdivision subject to written approval by the Health Department. Ms. McCann stated there could be problems with the increased traffic at the 20/Church Street intersection. Ms. Ehardt stated this issue is in the review process with IDOT. Chairman Wheeler stated the maps were excellent and the report included pipelines. Ms. Donner raised concerns with the common septic system and how this system would be maintained. Ms. Ehardt stated this would be addressed in the covenants for the subdivision and usually is handled through the homeowners association. She noted that newer covenants have lien authority should a property owner not comply with association regulations. The motion carried with all members present voting aye on a voice vote.

OLD BUSINESS (Continued)

Waste Tire Collection Event – Promotion: Ms. Ehardt reported that it is too late to include a mailer in the upcoming tax mailing as was suggested at the previous meeting. She stated the used tire collection event would be noticed through various press releases, flyers and posting on the County's website.

NEW BUSINESS (Continued)

NIPC Water Quality Review Number 07-WQ-120-Village of Hebron: Ms. Wanaski reported that the Village of Hebron is proposing an amendment to the state and areawide water quality management plans. Their request will be considered by the Water Resources Committee of the Northeastern Illinois Planning Commission (NIPC) on May 16th. Should the Committee want to present any comments regarding this issue they should provide those prior to that meeting.

REPORTS TO COMMITTEE, AS APPLICABLE

Stormwater – Amendments have been completed and forwarded to the IDNR and FEMA. A meeting is scheduled for May 30, 2007 but this may be canceled

CMAAP – Chairman Koehler reported there was a good turn-out for the meeting held here last week. The presentations were interesting and educational

MCCD – The next regular meeting is scheduled for May 17th. An annual planning meeting will be held later in the month.

Planning Commission – The sub-committees are continuing their work

Imagine McHenry County – A meeting is scheduled for next Tuesday morning.

Agritourism – The next meeting will address health issues. One thought is to develop a registration process, with other options being discussed. The Health Department will meet with the task force later this month to review septic concerns and issues with port-a-potty requirements. The group is considering a trial period or an experimental period for proposed agri tourist businesses. At this point, a clear definition of Agritourism has not been developed.

Ms. Cassandra McKinney introduced herself as the newly hired Water Resource Manager. She reviewed what she has accomplished to date, including reading the Groundwater Resources Management Plan; attending several meetings, sending letters of introduction and scheduling meetings. She will be meeting with municipalities, city managers and mayors in the near future. She is also developing a mission statement for the Groundwater Task Force. She invited anyone to meet with her to discuss their thoughts and ideas.

MISCELLANEOUS:

Mr. Munaretto asked that the following items be added to Goals & Objectives of the 2030 Land Use Plan: Under General Goals – add the McHenry County Convention and Visitors Bureau and include wording to support tourism in the County.

Ms. Wanaski reported that as part of "Look at Local History" month a brochure has been developed outlining various activities taking place during the month of May. A contest is also being held each week. Those interested will respond to three questions about our local history and it is open to all citizens. The contest is also on the following website: www.mchhpc.org. Members were encouraged to enter.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Donner made a motion, seconded by Mr. Heisler, to adjourn at 10:08 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolution accepting the Plan known as "Preserving the Kishwaukee River Watershed: Guiding Development in the Marengo-Union Region" with the understanding that said plan will be used as a planning tool for the County's 2030 Land Use Plan
Adopt the 2007 Sign Ordinance

Approved: 5/17/07