

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

Minutes of Thursday, October 2, 2008

Barbara Wheeler, Chairman  
Randy Donley                      Mary L. Donner  
Jim Heisler                         Peter Merkel  
Marc Munaretto                    Virginia Peschke

In the absence of Chairman Wheeler, Vice-Chairman Heisler called the Planning and Development Committee meeting to order at 8:33 a.m. The following members were present: Mary Donner; Jim Heisler; Randy Donley; Peter Merkel; and Marc Munaretto. Barbara Wheeler and Virginia Peschke were absent. Also in attendance: Planning and Development Department staff members; Peter Austin, County Administrator; Anna May Miller, County Board Member; interested public; and the press

MINUTE APPROVAL

Mr. Munaretto made a motion, seconded by Ms. Donner, to approve the regular session minutes of the September 25, 2008 Planning and Development Committee meeting. Mr. Munaretto asked that the Section discussing the Fire District Building Permit Resolution on page 3 be amended to reflect that the Committee added wording to the Resolution to provide for a review and reevaluation of the process after a period of 18 months. The minutes were approved as amended with a unanimous voice vote.

PUBLIC COMMENT: None

PRESENTATIONS: None

SUBDIVISIONS:

*Buck's Run (Chissus) – Tentative Plat:* This is a proposal to develop 2 lots zoned E-2 on approximately four acres. The development will not be required to follow the Conservation Design Development (CDD) portion of the Subdivision Ordinance since the P&D Committee previously voted to allow this request to move forward as a conventional subdivision. No new roads will be created. The Hebron Township Road Commissioner is in agreement and has affixed his signature to the plat. There are no pipelines. The Tentative Plat has been reviewed and accepted by the Staff Plat Review Committee. After discussion, Ms. Donner made a motion, seconded by Mr. Donley to approve the Tentative Plat for Buck's Run, allowing it to move forward and begin the Final Plat process. The motion carried with all members present voting aye on a voice vote.

OLD BUSINESS: None

NEW BUSINESS:

*ZBA Interviews:* The following applications for appointment to the regular Zoning Board of Appeals (ZBA) were received: Edward Haerter; Robin Perry; Vicki Gartner and Don Allen. Applications for appointment to the ZBA as an Alternate Member were received from Mark Elmore and Ervin Staveteig. The Committee reviewed the applications and interviewed Ms. Robin Perry, Vicki Gartner, Don Allen, Ervin Staveteig and Mark Elmore. After discussion and careful consideration, Mr. Munaretto made a motion, seconded Ms. Donner, to recommend the County Board appoint Edward Haerter, Robin Perry and Vicki Gartner to the ZBA for five year terms and appoint Mark Elmore and Ervin Staveteig as alternate members to said Board for three year terms. On a roll call vote, the motion carried with five ayes (Munaretto, Donner, Merkel, Donley and Heisler).

*BBCA Reappointment – Russ Schaefer:* This item was removed from today's agenda.

*Resolution – Sign Ordinance:* Ms. Donner made a motion, seconded by Mr. Merkel, to recommend the County Board approve an Ordinance amending the McHenry County Sign Ordinance. Ms. Miller addressed the Committee to review the proposed amendment. She reported that the current Ordinance does not allow signs in right-of-ways. She asked that the Ordinance be amended to clarify Section 504 of the Sign Ordinance that would allow for any residential development sign legally located within a township road right-of-way existing prior to the enactment of the current Ordinance to continue to be maintained, used and upon application and approval from the appropriate Highway Commissioner, may be replaced or reconstructed, as long as said reconstructed sign does not occupy a greater amount of square footage or height that is occupied on the date of adoption or amendment of the Ordinance. She noted that without this amendment such signs could not be properly maintained or updated. It was noted that most of these signs exist in the eastern portion of the County. Ms. Miller asked that the 30 day review process be waived for this item. After discussion, a roll call vote was called. The motion carried with all members present voting aye (Munaretto, Donner, Merkel, Donley and Heisler).

REPORTS TO COMMITTEE, AS APPLICABLE:

*Stormwater:* Nothing new since last report

*CMAQ:* No update

*MCCD:* Reminder of the Trail of History event taking place this month.

*Planning Commission:* Next meeting – Thursday, October 9, 2008

*Planning Director Search status:* Three more interviews were held this week. It is hopeful to have a recommendation for the County Board from Administration by November, 2008

MISCELLANEOUS: None

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Donner made a motion, seconded by Mr. Merkel, to adjourn at 10:12 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

ZBA Appointments  
Ordinance to Amend the McHenry County Sign Ordinance