

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

Minutes of Thursday, February 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 8:33 am. The following members were present: Tina Hill; Randy Donley; Sue Draffkorn, Marc Munaretto, Lyn Orphal and Ersel Schuster. Mary Donner was absent. Also in attendance: Planning and Development Department staff members, Dennis Sandquist and Maryanne Wanaski; Peter Austin, County Administrator; Jeff Young and Jason Osborn, McHenry County Division of Transportation; and interested public.

MINUTE APPROVAL

Ms. Orphal made a motion, seconded by Ms. Draffkorn, 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: None

OLD BUSINESS:

*Two-year work plan:* Chairman Hill submitted the Committee's two-year plan. She stated she had included goals that had been suggested during the last meeting and added teaching / training sessions for members. An additional suggestion was to include consideration of a Unified Development Ordinance. Chairman Hill asked members to contact her if they had any other suggestions or comments.

NEW BUSINESS:

*Historic Preservation Appointment – Laurie Selpein:* Ms. Orphal made a motion, seconded by Ms. Draffkorn, to recommend the County Board approve a Resolution appointing Laurie Selpien to the Historic Preservation Commission. The motion passed with a unanimous voice vote of all ayes.

*Review RPC 2030 Plan Draft Infrastructure Chapter:* Chairman Hill asked members how they would like to review these chapters. She reported that Houseal Lavigne would be writing a draft of the chapters that the Committee could then review. She asked if members would like to go through the draft provided today and make changes or if they would like to review the draft that will be presented by the consultants. Mr. Austin stated at this point this chapter is being presented to the Committee to make sure we are on track and have a sense of where we are going. He stated there should not be a lot changes at this point. Mr. Munaretto commented that the Committee has only reviewed two chapters to date and felt that the Committee needs to review the chapters both before and after writing by the consultant. He stated that the final draft should be reviewed by the Committee with no additional changes by the Regional Planning Commission. Chairman Hill asked members if they would like to review today's chapter page by page, section by section, or since document had just been received, if they would like to read the document and review at the next meeting. Mr. Sandquist asked if the members would be comfortable having the document move forward to the consultant for rewriting and then review the chapter. Ms. Draffkorn stated that much of the transportation section has been previously approved. Mr. Munaretto agreed with Ms. Draffkorn, noting that the County Board annually adopts the transportation plan. Ms. Schuster asked for a page by page review of the document. Mr. Munaretto commented that most of the plan is "boiler plate", noting he

read the document on-line but could not add his comments on-line. Mr. Sandquist reminded members that the goals presented in the document were those approved by the County Board. Chairman Hill questioned how the plan was different from the 2020 plan and the 2010 plan. It was noted that this question could best be answered by meeting with Planning and Development Staff. Mr. Young and Mr. Osborn stated that the chapter would be re-worked down to a few paragraphs which would refer the reader to transportation plans that have been approved, such as the Bicycle Plan, the Transportation Plan and the Transit Plan. The visionary statements could be moved to the Economic Development or Community Character Chapter. Mr. Austin stated that by re-shaping the issues from what has been approved and what is visionary would further delineate the issues and help avoid confusion. Mr. Sandquist agreed that the Land Use Plan should not go into specific details on the Transportation Plan which has been approved. He agreed that providing a reference to plans adopted would be appropriate in the document. He stated that Houseal Lavigne will re-write the chapter replacing pages 4-11 with three paragraphs referring to various transportation plans. Ms. Wanaski suggested a statement that would refer the reader to the most current plan adopted. She stated that the consultant will re-write the document to provide a readable/understandable plan. Mr. Munaretto stated that there should be no substantive changes to the goals. The plan adopted by the County Board should be a visionary plan. He stated he would be opposed to amendments to what has previously been approved. The final draft should incorporate some comments/suggestions from the Planning Commission, County Board and the public. This draft should then have a final review by the Planning and Development Committee. Ms. Schuster raised concerns with the "Findings" section on page 2 of the document. She stated that the County needs to catch-up and fix what is causing the infrastructure problems instead of planning for new projects. Mr. Munaretto stated this is an on-going fundamental issue and as Board members we are obligated to find a way and make a concerted effort to address these problems. He commented that state funding is very political with the majority going to Cook County and the remainder going to others. Chairman Hill commented that the working definition of "downstate" is anything outside Chicago. She stated that her understanding of both Ms. Schuster's and Mr. Munaretto's comments is that we are responsible as elected officers to find a solution to problems within our jurisdiction and constraints and don't plan for what we cannot afford. Ms. Schuster added that we as public officials must be able to afford projects and those projects should be paid for up-front. Mr. Munaretto commented that to pay for a project in advance would not be allowed under current statutes. Ms. Schuster stated that one question that should be answered before moving forward is "are we going to plan that District 6 will mirror the districts to the east of Route 47?" She noted there is an underlying movement to develop western McHenry County and if this is the case, we need to lay out arterials and right of ways and plan around this decision. She stated that "pop-in" subdivisions are appearing that cause pockets of infrastructure concerns that cannot accommodate the growth and we must come to grips with these issues and plan accordingly. Mr. Sandquist stated he is not ready to say the plan is pro-growth in terms of population. Principles must be applied to the local vision for an area. Members agreed to review the document for continued discussion at the next meeting. The transportation section will be re-written as discussed. Members also noted it may be necessary to schedule special meetings to review chapters to the land use plan.

**REPORTS TO COMMITTEE, AS APPLICABLE:**

- Regional Planning Commission:* Meeting this evening.
- Chicago Metropolitan Agency for Planning:*
- Community Development Block Grant Commission:* The official letter has been received.
- Historic Preservation Commission:* No report.

**MISCELLANEOUS:** None

**EXECUTIVE SESSION:** None.

**ADJOURNMENT**

Ms. Schuster made a motion, seconded by Ms. Orphal, to adjourn at 9:47 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

Approve Resolution appointing Laurie Selpein to the Historic Preservation Commission