

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

Minutes of Thursday, November 5, 2009

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 8:30 am. The following members were present: Tina Hill; Randy Donley; Mary Donner; Sue Draffkorn; Marc Munaretto; Lyn Orphal; and Ersel Schuster. Also in attendance: Planning and Development Department staff members; and Jim Heisler, County Board member; Peter Austin, County Administrator; interested public; and press.

MINUTE APPROVAL: Mr. Munaretto made a motion, seconded by Ms. Orphal, to approve the regular session minutes of the October 15, 2009 Planning and Development (P&D) Committee meeting. The minutes approved as submitted with a unanimous voice vote.

PUBLIC COMMENT: Mr. Donley addressed the Committee to report on a resident who had contacted him in early summer of this year regarding a problem he was having in getting a swimming pool permit. Mr. Donley stated he went to view the property and then discussed the issue with Mr. Sandquist. He then talked with the homeowner and reviewed what had to be done. Mr. Donley stated he is bringing his concerns to the Committee since last week he received a phone call from the resident who reported that the permit has not yet been approved. He stated he has invited the homeowner, Mr. Weber to today's meeting to review what has taken place in trying to obtain a permit for his underground pool.

Mr. Mark Weber, a resident of Marengo, then addressed the Committee and provided an overview to the steps that he has taken in trying to get his permit to build his pool. Mr. Nick Mathey of Schmitt Engineering also joined Mr. Weber. Mr. Weber reported that after submitting a wetland delineation and environment assessment along with a flood elevation study, he received a letter from Planning and Development requesting revised plans and calculations to address hydraulic modeling, additional topographic information along with letters from USAC, USFWS and IDNR confirming that the project would not impact threatened or endangered species.

Mr. Donley stated that Mr. Weber is not here to "slam" the P&D Department, but questioned whether the County was going overboard in their requirements. Mr. Sandquist stated he felt there may have been some miscommunications and would review requirements with staff to make sure correct information is conveyed. Mr. Munaretto commented that perhaps we are trying to over regulate some things that do not need to be so scrutinized. The Committee thanked Mr. Weber for attending and providing his comments. Mr. Dreher commented that regulations do come up but he has never heard a complaint that McHenry County over-regulates.

PRESENTATIONS: *Housing Commission:* Mr. Sandquist provided a brief background to the Housing Task Force that was formed in 2008. He then introduced Sarah Ciampi. Ms. Ciampi provided a presentation on housing concerns and what initiatives have been implemented to address these issues within McHenry County. The committee worked toward the formation of a Housing Commission. This would be an advisory commission. Members questioned if the County has the authority to create a Housing Commission. In response it was noted that the County is unique in that it currently has a Housing Authority and the CDBG. It would have the power to establish a Housing Commission that would work through the Planning and Development Department. It would have an annual work plan and provide an annual report. Activities of the Commission would be funded through Community Development Block Grant (CDBG) with a start-up budget of \$10,000. Additional information and a proposed Ordinance will be submitted at the Planning & Development meeting scheduled for November 19th.

SUBDIVISIONS: *Subdivision Extension – Lynn Manor Estates:* Ms. Donner made a motion, seconded by Ms. Draffkorn, to approve a request for a one year extension of a subdivision deadline for Lynn Manor Estates. It was noted that staff recommends a maximum extension of one year. Mr. Munaretto asked if extension requests could be amended to 18 months rather than 12 in light of the current economy. Mr. Sandquist stated the subdivision extension is part of the Subdivision Ordinance and to change the requirement would mean an amendment to the Ordinance. Chairman Hill stated that this Ordinance will be reviewed by the Committee and asked if such an amendment would be necessary at this time. Ms. Donner comment that she would not support an amendment at this time and pointed out that a developer only needs to submit a letter requesting the extension and this was not an involved process. After discussion, it was agreed that staff work bring forward an amendment to the Ordinance for consideration by the Committee. On a voice vote, the motion carried.

OLD BUSINESS: None

NEW BUSINESS: *2030 Plan Completion and Process Schedule:* Mr. Sandquist reviewed the proposed schedule for the 2030 Plan process. The Committee agreed to meet on Thursday, November 12, 2009 at 9:30 am and on Friday, November 13, 2009 at 8:00 am to begin their review of the Regional Planning Commission’s (RPC) recommended 2030 Comprehensive Plan. They discussed the scheduling of public review meetings and agreed that these meetings should be scheduled in January 2010 (after the Holidays). The proposed date for adoption by the County Board will be March 16, 2010.

Amendment to the 2009 Annual Action Plan: Ms. Draffkorn made a motion, seconded by Ms. Orphal, to recommend approval of the 2009 Annual Community Development Block Grant Action Plan as submitted. The motion carried with all members present voting aye on a voice vote.

Resolution – Reclassification of Position: Ms. Orphal made a motion, seconded by Ms. Draffkron, to recommend approval of a Resolution authorizing the reclassification of position #010-0029-08 in the Community Development Block Grant Division of the Planning and Development Department. Mr. Ivetic revised the Resolution and a voice vote was called. The motion carried with all members voting aye.

Violations Report: Violations report for October 2009 were reviewed. Mr. Hansel stated that the current program is very limited and did not allow for report to include listings as requested previously by the Committee. Members were asked to contact Mr. Hansel should they have questions or need additional information.

REPORTS TO COMMITTEE, AS APPLICABLE:

Regional Planning Commission: As discussed above.

Chicago Metropolitan Agency for Planning: None

Community Development Block Grant Commission: As above.

Historic Preservation Commission (HPC): Chairman Hill reported that the ground has been tilled for the spring planting of the Victory Garden.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Orphal made a motion, seconded by Ms. Donner, to adjourn at 9:30 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolution authorizing the reclassification of position #010-0029-08 in the Community Development Block Grant Division of the Planning and Development Department

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