

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

Minutes of Thursday, December 3, 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; Lyn Orphal; and Ersel Schuster. Marc Munaretto was absent. Also in attendance: Planning and Development Department staff members; Barbara Wheeler and Kathleen Bergan Schmidt, County Board Members; Regional Planning Commissioners - Charles Eldredge and Dennis Dreher; interested public; and press.

MINUTE APPROVAL:

Ms. Schuster made a motion, seconded by Ms. Donner, to approve the P&D Committee's November 19, 2009 minutes. Ms. Schuster stated she has informed the secretary of some typos which will be corrected. The minutes were approved as corrected with all members present voting aye.

PUBLIC COMMENT:

Jennifer Mascarell of Crystal Lake addressed the Committee and presented her concerns relative to a neighbor's property. She reported that the owner began adding a second story to the home in 2003 without proper permits from the Planning and Development Department. The addition has not been completed. The property also had several abandoned cars which have been removed by the Sheriff's Department. A lot of junk still remains. In addition, the house is left open to allow a dog to roam freely. Ms. Mascarell stated she is concerned with health and safety issues. She also reported that NICOR has placed a notice informing the owner that services will be disconnected in the near future. Ms. Sorenson and Mr. Sandquist provided an overview as to how the Planning and Development Department has addressed the concerns raised by Ms. Mascarell. The owner was initially cited for having no building permit and this issue has been in court three times. Although the property is unsightly, there is no current ordinance that would address these issues. Condemnation of a property is usually only done in the most severe of cases. The Health Department would address any health or safety concerns. Chairman Hill thanked Ms. Mascarell for presenting her concerns noting that at this point there is not much more that can be done. Mr. Donley noted that Cook County has a Blight Committee that takes action on such complaints through a court order process. Mr. Sandquist responded that the Natural and Environmental Resources Committee is discussing a nuisance or property maintenance ordinance.

Emily Berenolt addressed the Committee and provided her suggestions for changes to the proposed 2030 Plan. Suggestions provided were to revise paragraphs on page 16 as she felt the information was incorrect, rewording on Page 31. She provided her written suggestions for wording to the paragraphs.

Joe Daleiden addressed the Committee regarding the proposed 2030 Plan. He noted that the Plan is a guide. He stated the population growth should focus on areas that currently exist near municipalities and the push should be against urban sprawl in rural areas. He commented that the Plan is not a Zoning Ordinance and if the Plan designates an area as residential or commercial it would be difficult not to approve zoning in those designated areas. He noted the protection of farmland is extremely important.

Connor Brown addressed the Committee with comments on the proposed 2030 Plan. He noted that real estate site selection criteria must include transportation, infrastructure, labor and taxes. He also commented that the County's 2030 population will be determined by municipal population growth and that the County has a unique situation in planning for future growth. It must weigh and balance conflicting information with recharge areas when properly planning for growth. The future plan should work to enhance the County.

PRESENTATIONS: None

SUBDIVISIONS: None

OLD BUSINESS: None

NEW BUSINESS:

*Plat Extension Policy:* The Committee reviewed the granting of extensions for up to two years. After discussion, members agreed that they would leave this issue as is, noting that extensions could be granted for one year with consideration of additional extensions upon receipt of a letter of request.

*2030 Plan Detailed Review:* Members continued their review of the 2030 Plan. The committee agreed to the following changes/revisions:

**Introduction Section**

1. Page 3, Column 4 – Change all population related text to reflect a forecast of 495,000 persons.
2. Page 12, Column 2, bullet point 2 – change “developing” to “planning”

**Community Character Section**

3. Page 15, Column 4, Bullet Pt 6 – change “provide” to “promote”
4. Page 16, paragraph 1 – Staff will rewrite the last sentence in this paragraph
5. Page 25 – the paragraph on Page 79 #18 will be included on page 25
6. Page 15 #30 – the last sentence beginning “Potential sources” will be removed
7. Page 26, Policy 40 – this paragraph was okay as written

**Agricultural Resources Section**

8. Page 29, Column 4, bullet Pt. 2 – Okay as written
9. Page 31, Column 1 – The sentence beginning...”in 2005...” will be removed. The last sentence will begin...”Agriculture represents...” – 2008 values will be used.
10. Page 38, Policy 2 – remove wording...”and contiguous with other such parcels” add “when appropriate” in its place.
11. Page 38, Policy 18 – Add to sentence, how to procure and fund **for private land owners** the installment....
12. Page 38, Policy 19 – no changes made today.

**Greenways, Open Space & Natural Resources Section**

13. Page 57, Policies 1, 2 and 3 – Change wording at beginning of each to “encourage all jurisdictions to require”....
14. Page 57, Policies 13 & 14 - Item 13 – remove last part of sentence...”through the use of acquisitions, dedications, and conservation easements.” Item 14 – Okay as is.

- 15. Page 58, Policies 23, 26 and 33 – add wording “In conjunction with other jurisdictions...” to 23 & 33. Staff will reword 26.
- 16. Page 65, Column 2, Bullet Pt. 4 – after the word urban, add “and “agriculture” so it reads ...urban and agriculture runoff.....
- 17. Page 67, Column 4, last paragraph – last sentence beginning....”Funding of ordinance implementation and....” will be removed.
- 18. Page 68, Figure 8 – Coloring will be enhanced.
- 19. Page 71, Figure 9 – no suggestions to recommendation to adding information.
- 20. Page 73 – Add the wording “agriculture runoff” after stormwater discharge in the first paragraph of the third column.
- 21. Page 74 – Tax box – wording should be “local citizens”
- 22. Page 79, Policy 15 – staff will reword
- 23. Page 80, Policies 23, 24 and 25 – No changes
- 24. Page 81, Policy 39 – the last sentence will be removed.

REPORTS TO COMMITTEE, AS APPLICABLE: No reports

MISCELLANEOUS: The Committee will continue their review of the 2030 Plan at their next regularly scheduled meeting on Thursday, December 17, 2009.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Orphal made a motion, seconded by Ms. Draffkorn, to adjourn at 10:55 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**