

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

MINUTES OF THURSDAY, JANUARY 5, 2012

Vice-Chairman Donner called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Mary Donner; Sue Draffkorn; Jim Heisler; Tina Hill and Ersel Schuster. Randy Donley and Marc Munaretto were absent. Also in attendance: Peter Austin, County Administrator; Matt Hansel, Darrell Moore and Sarah Ciampi, Planning and Development; Dennis Dreher, Geosyntec Consultants; and interested public.

	Tina Hill, Chairman	
Randy Donley		Mary L. Donner
Sue Draffkorn		Jim Heisler
Marc Munaretto		Ersel Schuster

MINUTE APPROVAL: Ms. Donner made a motion, seconded by Ms. Schuster, to approve the minutes from December 1, 2011. The minutes were approved with a unanimous voice vote of all ayes. Ms. Donner made a motion, seconded by Ms. Draffkorn, to approve the minutes from December 15, 2011. The minutes were approved with a unanimous voice vote of all ayes.

PUBLIC COMMENT: Kris Koehler and Chip Eldredge with McHenry County Attainable Housing Corporation (MCAHC) joined members and requested committee members to reconsider the Housing Commission's decline of MCAHC's request of HOME Program funding for operating funds for this CHDO (Community Housing Development Organization). At the prior P&D meeting Mr. Koehler asked committee members to reconsider their funding request for HOME CHDO set-aside for pre-development funds which was approved. Today they are asking the committee to reconsider the operating funds that were requested. Staff recommended that MCAHC be awarded an amount less than what they requested. Mr. Koehler mentioned that they are the second CHDO in McHenry County and it is the only CHDO focused on project based development. MCAHC wants to make a greater impact on the need for affordable housing in the County. The requested funding will assist them in jump starting their organization and serve special populations in the County including the elderly. MCAHC is currently working on two projects, one being a proposed independent senior housing complex in McHenry, and they are also in the early stages of a workforce housing project in Lake in the Hills which they are partnering with another company. Mr. Koehler mentioned that all of the profits from their projects will go towards more projects in McHenry County. Mr. Eldredge mentioned that they are a non-profit business and all of the profits go back into new projects.

PRESENTATIONS: None.

SUBDIVISIONS: None.

OLD BUSINESS: *Green Infrastructure Plan Update:* Mr. Moore and Mr. Dreher joined committee members and provided them with an update on the County's Green Infrastructure Plan. It has been approximately one year since this plan was initiated and during that time they have held many meetings and talked with environmental leaders in the community, along with discussions with municipalities and government agencies. They have also been working with the McHenry County Division of Transportation (McDOT). In the next month or so they hope to have a draft of the plan, and they have a draft of the maps which are still a work in progress. Mr. Dreher mentioned that this project is sponsored by the Chicago Wilderness consortium with funding coming from the Grand Victoria Foundation. The project purposes are to develop a countywide green infrastructure map and plan that is consistent with the goals of the regional green infrastructure vision which is endorsed by 250+ organizations, both public and private, around the region. The project is reflective and supportive of several dozen recommendations from the 2030 Plan which deals with different aspects of infrastructure. They are engaging local governments and other stakeholders, along with public and private conservation organizations, to broaden the awareness of green infrastructure planning and protection not just at the County level, but at the local level also. Green infrastructure is defined as an interconnected network of natural areas and open spaces that conserves natural ecosystem functions; sustains clean air and water; and provides trails and other benefits to people and wildlife. It is also an alternative to a grey infrastructure by using soils, vegetation and natural water processes to deal with stormwater in a more environmentally-friendly way. An example is a bio-swale vs. a standard curb and gutter storm sewer for water runoff. Mr. Dreher mentioned that green infrastructure should be implemented at varying spatial scales.

So far they have met with many natural resource organizations including MCCD; NRCS/SWCD; Illinois Nature Preserves Commission; Illinois DNR; McHenry County Water Resources Coordinator; The Land Conservancy; Environmental Defenders of McHenry County; Openlands and watershed groups. The primary purposes of green infrastructure planning include (1) biodiversity and natural resource protection; (2) water including groundwater protection, reducing flooding, and preventing erosion; and (3) recreational benefits such as greenways and trails, ecotourism and quality of life benefits. Mr. Dreher emphasized that McHenry County has probably the most extensive capability and data base of natural resource information of any county in the State of Illinois. He mentioned that the map they are working with is the largest map, as far as dimensions, that he has ever worked with. It measures 16' x 18'. The map focuses on 15 core green infrastructure layers including, but not limited to, water, wetlands, INAI sites, MCNAI, INPC nature preserve sites, land and water reserve sites, remnant oak woodlands, MCCD and IDNR sites and trails, buffers, conservation easements and open space. They have worked with local governments and asked them to provide their comments to the map and plan. In October they had a follow-up meeting with MCCG, along with a follow-up meeting with McDOT and MCCD. Their next steps are to finalize the maps, both the core infrastructure map and the countywide trails map. They have almost completed the draft plan with focuses on policies and implementation recommendations. After the draft is complete, it will be presented to the advisors and then they will seek support and ultimately adoption from the County Board. They will also look for support and adoption of the plan from local governments. The 2030 Plan mentions that the County will provide technical assistance and work with municipalities that need assistance to take this plan to local levels. Mr. Dreher mentioned that they have just begun a planning process with the City of Woodstock to develop a green infrastructure plan based on the County's plan, but on a smaller scale for the City of Woodstock. His involvement with the City of Woodstock will be paid through Chicago Wilderness. Mr. Moore mentioned that P&D has offered their services to assist the City of Woodstock by providing them information staff has already collected and the County will be providing some support to the City of Woodstock. Mr. Moore presented several maps to committee members, which outlined locations of existing trails and locations of possible future trail locations. Trails are one aspect of the plan, but are not the main aspect of the plan. The plan is about making connections through green infrastructures, along with connections with all municipalities, townships, local government and various agencies throughout the County. Mr. Dreher mentioned that this is not an acquisition plan, nor a regulatory plan. These are two components that can be used to protect green infrastructure, but this is a holistic philosophy in terms of green infrastructure protection. It relies on voluntary protection, conservation easements, and local implementation of restoration activities done voluntarily. Committee members questioned when regulations will become effective once the plan is established. As an example, Mr. Dreher mentioned that some of the municipal plans in the southern part of the County (Crystal Lake, Algonquin and Lake in the Hills) have extensive trail networks. Many of the trails came from setting aside land as part of new residential development and many are in easements or are public property. He stated that this is the first attempt McHenry County has ever made to do a countywide trail map. Mr. Moore mentioned that the trail system could operate similar to the County's conservation design. Ms. Schuster questioned if there will be deed restrictions on pathways. Mr. Dreher mentioned that the section in the plan that will deal with trails will have to be specific about reserving a trail route and restrictions on the trails. Mr. Heisler questions if any trails would accommodate equestrian or snowmobile uses, or would they be restricted to walking and biking trails. Mr. Moore mentioned that the term "multi-purpose trail" has been used to accommodate as many as possible. However, it will depend on whatever jurisdiction the trail runs through and what their restrictions will be. The trails they are mapping would be public accessible. Mr. Dreher mentioned that there are equestrian trails in Bull Valley and Barrington that are not open to the public and they do not appear on these maps because they are exclusive to local equestrian use. Ms. Schuster questioned if the plan will be defined in the UDO (Unified Development Ordinance). She also mentioned that members need to be aware of what they may be supporting with the proposed plan, and there may be consequences in the future concerning this plan.

NEW BUSINESS:

Interviews for Appointment to the McHenry County Zoning Board of Appeals: Chairman Hill mentioned that the interviews scheduled for today have been postponed to future P&D meetings. Mr. Harding will be interviewed on January 19, 2012 and Ms. Kennedy will be interviewed on Feb. 2, 2012.

Ordinance Recertification of Zoning Maps of McHenry County: Mr. Moore provided the zoning map of McHenry County for review by committee members. Highlighted in green were areas where a new zoning, conditional use or variation was added. In red, the map shows the petitions that came forward, but were denied this year. In the black areas, the map shows areas that were removed because conditional uses had expired. He mentioned that this is the annual review of the zoning maps as required by the Zoning Ordinance. Areas that were previously marked as "under review" have been removed from the map. The Ordinance will appear on the January 17, 2012 County Board agenda for review, and on the

February 21, 2012 County Board agenda for action. Ms. Schuster made a motion, seconded by Ms. Donner, to recommend the County Board approve the above Ordinance as submitted and recertify the zoning maps of McHenry County. The motion carried on a roll call vote of all ayes (Donner, Draffkorn, Heisler, Schuster and Hill).

Resolution Adoption of a HOME Investment Partnerships (HOME) Program Funding Recommendation-Contingency Allocation: Ms. Donner made a motion, seconded by Ms. Draffkorn, to recommend the County Board approve the above resolution as submitted. Ms. Ciampi informed members that the cover memo outlines the resolution, along with outlining the Housing Commission's review and recommendation in contrast to staff's review and recommendation. The supporting documentation to the cover memo contains an excerpt from the staff report prepared at the Housing Commission's last meeting on December 20, 2011 and from the staff report from the hearing held on November 18, 2011. Staff mentioned that the \$296,118.10 is the amount left at this moment which includes the funding that the committee already passed for Habitat for Humanity and administration, and a pending allocation the committee has on the floor from McHenry County Attainable Housing Corporation (MCAHC) for CHDO predevelopment funds. \$296,118.10 does not include any CHDO operating funds and this amount is left over HOME funds and what the Housing Commission recommended as a contingency allocation directly to Bravo Properties and there are no other recommendations at this point. Chairman Hill questioned where the funds would come from concerning the request from MCAHC for the additional \$22,000. Staff mentioned that this amount would have to be subtracted from \$296,118.10. Chairman Hill questioned if the committee wanted to consider this request, the request would still proceed to the State's Attorney's Office and HUD for review and a waiver, and asked staff for the current status of the waiver process. Staff mentioned that they are in discussions with the State's Attorney's Office concerning the waiver process. Staff mentioned that there is an allocation round coming up in February, 2012 and cautioned that this is 2010 money and there is a short period of time to allocate the funds under the obligation rule. Staff mentioned that MCAHC requested \$22,500 and stated that staff had recommended only \$14,000 for CHDO operating. The basis of this recommendation was several items, one being primarily based on a scale for providing operating in relation to activity. The CHDO operating comes from 5% of the total HOME allocation amount, not the CHDO reserve itself. Ms. Donner suggested that \$22,500 be subtracted from the \$296,118.10 HOME funds and staff stated that they would have to confirm that this amount would be eligible under the 5% cap rule. Staff calculated the 5% cap of the total funds and reported that \$22,500 would be under the maximum allowed under the CHDO operating cap. The maximum allowed would be approximately \$23,000. Ms. Donner rescinded her original motion, seconded by Ms. Draffkorn. Ms. Donner made a motion to recommend the County Board approve the resolution, but change the resolution to allow the maximum allowable under the CHDO operating cap (5%) be removed from \$296,118.10. The motion was seconded by Ms. Draffkorn. Staff questioned if the resolution for Bravo Properties would be \$296,118.10 minus the 5% cap calculation and Chairman Hill and Ms. Donner answered yes. Ms. Schuster questioned how this affects the motion made at P&D's December 1, 2011 meeting for the \$13,000 for MCAHC. Staff mentioned that it is inclusive because the \$296,118.10 is the amount left over in the HOME account. These are funds that remain to be allocated and already include the previous allocations, along with the \$13,000 pending allocation that was made. Ms. Donner mentioned that the \$13,000 is for pre-development and the 5% cap is for operating costs. The motion carried on a roll call vote of four ayes (Donner, Draffkorn, Heisler and Hill) and one nay (Schuster).

REPORTS TO COMMITTEE:

Community Metropolitan Agency for Planning (CMAP): None.

Community Development Block Grant (CDBG) Commission: It was reported that to date, three applications have been received for the appointed positions on the CDBG Commission.

Historic Preservation Commission: Mr. Moore reported that the HPC met last night and he did not have an update from the meeting.

Housing Commission: Staff reported that the Analysis of Impediments to Fair Housing Choice has commenced and the Housing Commission's Legislative Committee meeting this afternoon will start working on it. They just finished working on HOME and are starting to work on some new underwriting evaluation material. The Analysis of Impediments should be completed around June or July, 2012.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None.

ADJOURNMENT: Noting no further business, Ms. Donner made a motion, seconded by Mr. Heisler, to adjourn the meeting at 9:22 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD/COMMITTEE ACTION/APPROVAL:

Ordinance Recertification of Zoning Maps of McHenry County
Resolution Adoption of a HOME Investment Partnerships (HOME) Program Funding Recommendation-
Contingency Allocation

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