

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

Minutes of Thursday, January 7, 2010

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

Chairman Hill called the Planning and Development Committee meeting to order at 8:30 am. The following members were present: Tina Hill; Mary Donner; Sue Draffkorn; Marc Munaretto; and Ersel Schuster. Randy Donley and Lyn Orphal were absent. Also in attendance: Planning and Development Department staff members; Jim Heisler, County Board member; interested public; and press.

MINUTE APPROVAL: None.

PUBLIC COMMENT: In response to a recent phone call regarding fees for a permit to install a water heater, Mr. Sandquist reported that the situation was explained to the caller. Ms. Schuster stated when the caller talked with her she had expressed concerns with the cost and that to have a County employee enter her home seemed to be very intrusive. Mr. Munaretto stated that if the heater is installed improperly, it could cause death.

PRESENTATIONS: None

SUBDIVISIONS:

*Subdivision Extension Request:* Mr. Munaretto made a motion, seconded by Ms. Schuster, to approve the request for a six-month subdivision extension for Deer Park. The motion carried with all members present voting aye on a voice vote.

NEW BUSINESS:

*ZBA Interview:* The Committee interviewed Mr. Richard D'Ambrosia for appointment to the Zoning Board of Appeals. Mr. D'Ambrosia is a semi retired civil engineer who is currently self-employed as a private practice engineer. He has lived in McHenry County since 2002. He is a member of the Riley Township Plan Commission and was formally a trustee for the Village of Itasca and also served on the Itasca Plan Commission. After interviewing Mr. D'Ambrosia and reviewing his application, Ms. Schuster made a motion, seconded by Ms. Donner, to recommend the County Board approve a Resolution appointing Mr. Richard D'Ambrosia to the McHenry County Zoning Board of Appeals for a term to expire on 09/01/14. On a roll call vote, the motion carried with all members present voting aye (Donner, Draffkorn, Munaretto, Schuster and Hill).

*2030 Plan District #6 Comments:* This item was deferred to the next meeting.

OLD BUSINESS:

*2030 Plan detailed review:* Members continued their review of the 2030 plan. Mr. Sandquist reported that staff had worked through and corrected typos and made factual changes. He stated that plans are to have this document to the County Board in late March 2010. The following items were reviewed and revised if necessary:

Page 87 – Goals: The word “quality” will be changed to “primary” in this paragraph.

Page 87 – Objectives: Members discussed adding a new objective which would establish a target percentage for the commercial tax base. Mr. Munaretto stated such an objective would support the commercial component and give guidance to promote economic development. Ms. Schuster stated by adding such an objective it would deny a person the right to rezone. Chairman Hill stated that such an objective would balance development and assist with making informed decisions. Chairman Hill asked if members would agree to a 65/35 objective to balance

development. Members Donner, Draffkorn, Munaretto and Hill agreed, Ms. Schuster did not. Staff was directed to add this objective on Page 87.

Page 88 – It was agreed that text would be added describing the current tax base.

Page 97, Column 1 – a box will be inserted to clarify “regional facilities.”

Page 98, Item 1 – consideration was given to add wording to indicate how land can be “reserved.” Members agreed that no change would be necessary to item 1 as the paragraph currently reads okay as is.

Page 98, Item 3 - Members asked that this paragraph be changed to replace the word “Improve” to “Promote” and delete the word “existing”.

Page 98 “new” Item 12 – Members asked that a new item 12 be inserted as it appears on Page 120, #18 and renumber the remaining.

Page 105 – Column 1 – a new paragraph will be added to describe the County’s three adopted transportation plans. The paragraph on Page 119 (last column) will be moved to page 105.

Page 110 – no changes necessary.

Page 112 – a paragraph of transit options will be added.

Page 116 – Bio Energy. Text will be revised to encourage bio fuels but not “corn based.”

Page 117 – paragraph on Compressed Air Energy will be removed.

Page 118 – major roads will be added to the map.

Page 120, Policy 11 – will be revised, to “Encourage intergovernmental cooperation in municipalities....” The word “utility” will be changed to “infrastructure.”

Page 121 – full citations will be included.

Page 126 – the Map will remain as is.

Page 129, Colum 1 – The population forecast will be 495,000.

Page 129 – Column 2 – Population to use will be 495,000.

Page 135 – Staff will work on this page for consideration at the next meeting.

Page 139 – Population figure to be used will be 495,000

Page 139, Policy 2 – leave as is.

*2030 Plan corrections:* The Committee then reviewed corrections proposed for the 2030 Plan. Members agreed with all correction recommendations and requested that in addition to the correction recommended for “arterials” routes 173 and 176 be added.

*November Code Enforcement Report:* Mr. Hansel reviewed the November 2009 Code Enforcement Report and noted that staff continues to work at closing older violations.

REPORTS TO COMMITTEE, AS APPLICABLE:

Chicago Metropolitan Agency for Planning: No report.

Community Development Block Grant Commission: No report.

Historic Preservation Commission: A flyer will go out in the Monday morning CAO's information regarding the Victory Garden.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Donner made a motion, seconded by Ms. Draffkorn, to adjourn at 10:20 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

Resolution to appoint Richard D'Ambrosia to the McHenry County Zoning Board of Appeals for a term to expire on 09/01/14:bjt