

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

Minutes of Thursday, January 21, 2010

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; Mary Donner; Sue Draffkorn; Randy Donley; and Ersel Schuster. Marc Munaretto and Lyn Orphal were absent. Also in attendance: Planning and Development Department staff members; Jim Heisler, Kathleen Bergan Schmidt and Paula Yensen - County Board member; Sarah Jansen and Jamie Rein, State's Attorney's Office; interested public; and press.

MINUTE APPROVAL: Ms. Schuster made a motion, seconded by Ms. Donner to approve the Planning and Development committee minutes of January 5, 2010 and January 7, 2010 as submitted. The minutes were approved with all members present voting aye.

PUBLIC COMMENT: None.

PRESENTATIONS: None

OLD BUSINESS:

*Code Enforcement Report:* Mr. Hansel noted that the document provides information through December 2009. Since that time some issues have been resolved. Ms. Schuster asked if future reports could include location information. Mr. Hansel replied that the current system does not allow for this additional information without including a lot of other details. It was also reported that staff has visited various sites in response to unanimous complaints. A complaint on a "plants for sale" sign was addressed by asking the owner to move the sign from the right-of-way. Mr. Hansel stated that staff continues to address violations, noting that it can take time to resolve some issues. The Committee thanked Mr. Hansel for his update.

*Sign Ordinance – proposed revisions:* Ms. Jansen joined the Committee to review proposed revisions to the Sign Ordinance. It was noted that the revisions are recommended to further clarify the ordinance. Proposed revisions include:

Page 11, 301.13: remove "purpose for the sign" and insert "event for which the sign has been posted. Currently, temporary signs are to be removed within 30 days after the event. The proposed wording would clarify this issue further.

Page 16, 502.3: Language revisions help to clarify the intent of this item and allows for 2 free standing signs at the same location.

Page 23, 703.2: Wording changed from "...a menace to..." to "otherwise dangerous" to help clarify this intent.

Page 24, 706.1: Language has been added to include judicial review process.

Page 25, 707.1: "...up to twenty five (25) percent" has been deleted. Ms. Schuster commented that by eliminating this wording adds another "gray" area. She raised concerns that staff would not actually go out and view the area to make sure it would meet setback requirements.

Page 27: Item 804 has been added to address signage on property that has been granted a conditional use permit.

Approved: 1.21.10

The Committee returned to Page 11, 301.13 which addresses temporary signs. Mr. Donley commented that temporary signs should also require a permit to address safety concerns. He stated that many signs go up without proper placement in the ground causing them to blow away and possibility strike a car windshield. Signs announcing garage sale and home sales are considered temporary. Ms. Schuster stated that the corner of 176 and 47 is a prime example of all kinds of signage. Mr. Hansel stated that all of these signs are considered temporary. He added that exceptions on dangerous signs could be added, but this could raise concern that you are also regulating by content as well. Mr. Sandquist stated that the document is presented today for the committee's review and discussion. If the Committee wishes to move this forward to the County Board, he will have an Ordinance to adopt this amended document and forward to the County Board for a 30 day review. After discussion, it was agreed that the Committee will consider the Ordinance at the next scheduled meeting and put on the County Board agenda for a 30 day review on February 4, 2010.

SUBDIVISIONS:

*Subdivision Extension Request:* Ms. Draffkorn made a motion, seconded by Ms. Donner, to approve the request for a one year extension for Yadgar Subdivision. The motion carried with all members present voting aye on a voice vote.

*Tentative Plat – Westhaven:* This item was pulled from today's agenda.

NEW BUSINESS:

*Approval of supplemental application for Housing Commission Applicants:* After a review of the proposed documents, members endorsed the supplemental application was submitted.

*2030 Plan – Future Land Use Map review:* Mr. Sandquist provided an overview to the changes made to the Future Land Use Map and the methodology for said changes. The map correlates to the LEAM model and existing land use. Identified areas are labeled with the number of units that can be accommodated based on density and residential use. Approximately 9,500 units would need to be eliminated to bring the map into closer conformance with a population projection of 495,000. Chairman Hill noted that map answers a lot of concerns and is good. Ms. Donner commented that the map uses the LEAM population and would need to be modified to use the population project of 495,000. Chairman Hill asked if the units could just be cut in half. Mr. Sandquist noted that staff is asking for direction as to what areas to eliminate. He noted that staff could do more analysis to be more specific on environmentally sensitive areas, prime farmland, wetlands, etc. Ms. Schuster commented on the new FPA (facility planning area) south of Marengo. She stated the County should leave this as an ag area and let Marengo decide the future use for this area. She also noted that the map indicates estate zoning for Bull Valley and this decision should be made between Woodstock and Bull Valley. She suggested keeping this area open so the two entities involved can make a final decision. Ms. Donner suggested as a way to keep as much farmland as possible to eliminate the 905 units north of Marengo and keep this area ag; leave the 5966 units by Woodstock and leave the area south of Marengo as is. She also noted that the map does not indicate the 1.5 mile municipal area. Mr. Sandquist noted that some of the orange colored areas are within the 1.5 mile. Chairman Hill stated that the process should not be held up and suggested that staff conduct the analysis and the map as presented should be presented to the public without the "slash marks" for review. Chairman Hill also suggested that the units around Plum Tree should go back to an ag area. Ms. Schuster stated that consideration should be given to the proposed 5966 units south of Woodstock as this is a very sensitive area with current water issues. She asked for consideration of the downstream effects on the Kishwaukee and major flooding issues. Also in question were units proposed for the Coral Township areas noting that this area does not have the infrastructure to support the development. Ms. Schuster stated the Committee should be looking at a true map that includes all development. After discussion, the Committee agreed to meet on Thursday, January 28, 2010 at 8:15 am to continue their review of the Map after staff has made changes which would remove the 905 units north of Marengo and making this an ag area; remove the units around Plum Tree and make the area ag; and remove the 5966 units south of Woodstock. The Committee also agreed to cancel the February 4, 2010 meeting since the County Board is scheduled to meet that morning.

*District 6 topics for review:* Members asked that this item be delayed until all districts provide comments.

REPORTS TO COMMITTEE, AS APPLICABLE:

Chicago Metropolitan Agency for Planning: More copies of a brochure on the “Before the Well Runs Dry” will be available if members want a copy.

Community Development Block Grant Commission: HUD has reduced grant funds due to many issues including not spending funds, new staff, new training and budget delays. Staff is reviewing the process and addressing issues of concern.

Historic Preservation Commission: The request is out for volunteers to work on the Victory Garden.

MISCELLANEOUS: Chairman Hill commented that the issue on water heater permits will be addressed at a future meeting.

EXECUTIVE SESSION: None

ADJOURNMENT

M.s Draffkorn made a motion, seconded by Ms. Donner, to adjourn at 10:15 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD ACTION:**

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