

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

Minutes of Thursday, April 15, 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; Randy Donley; Sue Draffkorn; Marc Munaretto; Lyn Orphal; and Ersel Schuster. Mary Donner was absent. Also in attendance: Planning and Development Department staff members; interested public; and press.

MINUTE APPROVAL: Ms. Orphal made a motion, seconded by Mr. Munaretto, to recommend approval of the April 1, 2010 minutes of the Planning and Development Committee. Ms. Schuster asked that the minutes be amended her comment in the last sentence of the first paragraph of the third page to be “Ms. Schuster stated that since we are not reviewing the comments we should just drop the issue.” The minutes were approved as amended with all members present voting aye on a voice vote.

PUBLIC COMMENT: None.

PRESENTATIONS: None

SUBDIVISIONS:

Appeal – Liberty Arbor: Chairman Hill explained that this item was being pulled from the agenda as the attorney had not received sufficient notification of the meeting. Ms. Hill asked Mr. Sandquist to explain the process for handling these appeals. Mr. Sandquist reviewed the appeals of plat process which is addressed under the Subdivision Ordinance, Section 47. This Section allows for the appeal, but there are no specific procedures. He stated that staff began by reviewing the subdivision request and plans. They can decide to deny the request or they can determine that the sketch plan needs to be resubmitted, or they can approve the request as submitted. If the developer feels staff is wrong in their decision they can appeal that decision. That appeal is brought forward to the Planning and Development Committee. Mr. Donley questioned if this developer had received an extension and they fell under the Conservation Design addendum of the Subdivision Ordinance. Mr. Sandquist replied that this was not the case. Ms. Wanaski stated that the information in the meeting packet should further explain the situation and also provides supporting documents. Mr. Sandquist noted that the developer was notified during the extension request that this could fall under Conservation Design. The attorney currently is asking the Committee to consider this appeal at their May 20th meeting and this will be scheduled as requested.

Extension – Hennings Phase II: Mr. Munaretto made a motion, seconded by Ms. Orphal to approve the extension request as submitted by Hennings Phase II. Mr. Donley asked if there was any limits to the number of extensions that can be granted. It was noted that currently there are no limits. Mr. Munaretto stated this may be something to discuss at a future time. Mr. Donley stated what is the purpose of an extension if we keep extending them. Mr. Munaretto commented that previously developers would come in with platting and wait several years before developing. Mr. Donley stated isn't that what we are doing now. It was noted that this is the second extension request for this subdivision. After discussion, a voice vote was called. The motion carried with all eyes.

OLD BUSINESS: None

NEW BUSINESS:

ZBA Interviews: Chairman Hill stated that conversations with Mr. D'Ambrosia were conducted, but Mr. D'Ambrosia chose not to take back his resignation request. Therefore there is one opening on the ZBA for a term to expire on

Approved: 5/6/10

September 1, 2014. She noted there is also on vacancy as an alternate ZBA member to replace the appointment held by Ervin Staveteig, this term will expire on December 15, 2012.. The Committee interviewed David Stone who is applying to the Zoning Board of Appeals (ZBA). After the interview and a review of the application, Mr. Munaretto made a motion, seconded by Ms. Orphal, to recommend the County Board approve a Resolution appointing David Stone to the ZBA for a term to expire September 1, 2014. The motion carried with all members present voting aye.

Members interviewed the following applicants for an appointment as an Alternate ZBA member: Michael Kelly, Charles Eldredge and Ed Varga. After discussion, Ms. Orphal made a motion, seconded by Ms. Draffkorn to recommend the County Board approve a Resolution appointing Charles Eldredge as an Alternate ZBA member for a term to expire December 15, 2012. The motion carried with five ayes (Donley, Draffkorn, Orphal and Munaretto) and two nays (Hill and Schuster).

REPORTS TO COMMITTEE, AS APPLICABLE:
Chicago Metropolitan Agency for Planning: No update.

Community Development Block Grant Commission: The HUD monitoring has been completed. The reviewers seemed pleased with the program and noted that there has been many improvements. A letter will be sent to the Committee on the recommendations and findings from this monitoring project. It was noted that there are still some glitches that must be fixed, but need to be done correctly . HUD has recommended hiring another person, but the department feels this could be done “in-house” and are hoping to get funding from HUD to have a technical person do the required fix. The department is reviewing all options at this time.

Historic Preservation Commission: Ms. Wanaski announced that the Barber Cemetery dedication will be held Saturday, April 16, 2010 at 1pm. Attendees are asked to gather at Riley Township Hall so they can be transported to the site.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Orphal made a motion, seconded by Ms. Schuster, to adjourn at 9:24 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:
Resolution appointing ZBA Member and Alternate Member.
:bjt