

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

Minutes of Thursday, June 3, 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; Mary Donner; Sue Draffkorn; Marc Munaretto; Lyn Orphal; and Ersel Schuster. Also in attendance: Peter Austin, County Administrator; Planning and Development Department staff members (Dennis Sandquist, Maryann Wanaski, Matt Hansel and Sarah Ciampi); Pam Palmer, Auditor; interested public; and press.

MINUTE APPROVAL: Ms. Schuster made a motion, seconded by Mr. Munaretto, to recommend approval of the May 20, 2010 minutes of the Planning and Development Committee. Chairman Hill asked if there were any corrections or alterations – there were none. The minutes were approved as submitted with all members present voting aye on a voice vote.

Chairman Hill requested that Agenda Item No. 6.2 be moved up on the Agenda.

Resolution Amending Housing Commission Ordinance and Bylaws: Sarah Ciampi informed the committee that they are recommending that the County Board adopt a Resolution amending the McHenry County Housing Commission Ordinance and Bylaws. She stated that a member of the McHenry County Board is part of the defined membership of the Commission in the voting bloc and the Commission is near capacity. They are requesting an addition of one seat to the ex-officio capacity to be held by a member of the McHenry County Board. The addition of the seat will not affect the quorum or voting regulations of the Commission. Ms. Orphal made a motion, seconded by Ms. Donner, to recommend the County Board approve a Resolution Amending the Housing Commission Ordinance and Bylaws. The motion carried with a unanimous voice vote of all ayes.

PUBLIC COMMENT:

Richard and Monica Young of Woodstock, Illinois, stated their concerns about a neighbor running a construction business from his residence. They also mentioned their concerns regarding this neighbor not having a building permit displayed on his property for ongoing construction on the property. Mrs. Young described that she had been in contact with the Planning & Development Department several times. She expressed concerns about communications with the Planning & Development Department and the department's responsiveness. Ms. Schuster asked P&D to provide her with a copy of the records in their file. Chairman Hill asked Mr. and Mrs. Young to prepare a letter to Mr. Sandquist, with a copy sent to her, listing specific questions they have concerning this particular neighbor. Chairman Hill informed them that she would be in contact with them in order to follow-up on this situation.

Steve Frazier, Valerie Ksiazek and Pam Palmer, all of Union, Illinois, expressed their concerns regarding a neighbor who is conducting horse racing events on his property with approximately 500 people in attendance. They stated that several years ago a previous owner had similar horse racing events on this property. The previous owners had applied for a Conditional Use Permit which was ultimately denied by the County Board. The owner has since sold the property and it has been divided into three parcels. This past weekend one of the property owners hosted a horse racing event on all three parcels. He was issued a Temporary Use Permit for the event. Discussion was had among the members as to whether or not all of the required permits were issued for this event, those being from the Health Department and the Sheriff's Department. Mr. Sandquist mentioned that the Temporary Use Permit will allow two events every three months. Neighbors fought the rezoning for this

property with the prior owner and felt reassured by the ZBA that this would end the horse racing events. Now that the property has been sold and split into three parcels, the horse racing events are being conducted because the new owner obtained a Temporary Use Permit. The committee discussed the possibility of having the Health Department notified when another horse racing event is scheduled for this property so their department can make sure that the owner and property passes all inspections and comply with all rules. Chairman Hill asked if the owner can be cited for noise and garbage disposal violations. Mr. Sandquist stated yes. He stated that a note will be added to the owner's file stating these concerns and future events at this location will be monitored. Concerns were also stated as to whether or not a veterinarian needed to be present during the event to make sure every horse attending the event has the proper paperwork for the Coggins test. Ms. Ksiazek stated they were under the impression, after attending the ZBA meeting that horse races would never happen again on the property. She informed the committee that when they left the prior meeting, they were grateful and relieved, but now they are angry at the County. Chairman Hill stated that they will honestly try to help them again. She asked that they stay in touch with her, and Mr. Donley and Ms. Schuster will be working closely with her on this matter and thanked them for attending the meeting. Ms. Schuster asked that a copy of all of their permits be provided to her.

PRESENTATIONS: None.

SUBDIVISIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Planning Division Reorganization: a. Resolution authorizing the Planning Division be Split in Two Separate Divisions; b. Resolution authorizing an Increased Salary Scale for Two Community Development Division Positions and a Stipend for the Acting Principal Planner; and c. Resolution Renaming the Community Development Division's Existing Positions: Ms. Donner made a motion, seconded by Ms. Draffkorn, to recommend the County Board approve the three resolutions as proposed above. Mr. Sandquist informed the Committee that the Planning and Development Department is requesting to reorganize the Planning Division into two separate divisions (Community Development and Planning); rename and reclassify several positions within the new Community Development Division; appoint an Acting Principal Planner in the new Planning Division; and provide salary adjustments to several staff members to recognize their new responsibilities. He also mentioned that the proposed reorganization will have a positive impact on the County budget wherein all staff in the Community Development Division will be 100% funded through Federal, state and local grants. The net impact of the proposed changes to the County's budget will be an annual savings of approximately \$27,000. There was discussion among the members concerning what this new Community Development Commission would do for the County, along with expressing the fact that the County already has so many agencies available to help people. After discussion, a voice vote was called. The motion carried with five ayes and two nays.

REPORTS TO COMMITTEE, AS APPLICABLE:

Chicago Metropolitan Agency for Planning: Chairman Hill noted that CMAP is looking for 2040 Regional Planning Commissioners. If committee members know of anyone interested, please contact her and she will forward the information to Dan Shea.

Community Development Block Grant Commission: No report.

Historic Preservation Commission: It was mentioned that the plants located in the Victory Garden are growing.

Housing Commission: None.

MISCELLANEOUS: None

EXECUTIVE SESSION: None

ADJOURNMENT

Lynn Orphal made a motion, seconded by Ersel Schuster to adjourn at 10:00 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Resolution Authorizing the Planning Division be Split in Two Separate Divisions
- Resolution Authorizing an Increased Salary Scale for Two Community Development Division Positions and a Stipend for the Acting Principal Planner
- Resolution Renaming the Community Development Division's Existing Positions:
- Resolution Amending Housing Commission Ordinance and Bylaws

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