

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

Minutes of Thursday, July 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 to order at 8:31 am. The following members were present: Tina Hill; Randy Donley; Mary Donner; Sue Draffkorn; Marc Munaretto; Lyn Orphal; and Ersel Schuster. Also in attendance: Planning and Development staff members (Dennis Sandquist, Maryanne Wanaski, Matt Hansel); Shannon Teresi, Auditor's Office; interested public; and press.

MINUTE APPROVAL: None.

PUBLIC COMMENT: Valerie Ksiazek of Union stated her concerns regarding the event at 18718 Union Road on July 4th. She reported the same low bass noise as previous events. She heard tractors and trucks all day long during the event and explained that she bought property in the country for the quiet and no congestion. She mentioned that neighbors either left their property for the day or left the area to visit family elsewhere. She noted that even though there were only four races the noise was continuous the entire day and into the evening. This was the third holiday this year that she has not been able to enjoy at her own house. She requested that the event be given shortened hours of operation if it were to occur in the future.

Steven Fraizer of Union was in attendance to discuss the event on July 4th at 18717 Union Road. It was his opinion that the event was tamed down because of the Sheriff's presence in the area that day. If the event were to take place again in the future he would request that holidays are not allowed.

OLD BUSINESS:

Goto 2040 Plan Comments – Dan Shea, of the CMAP Board was present as the Committee discussed comments regarding the Goto 2040 Plan. Comments from Ms. Hill, Mr. Munaretto, and Mr. Koehler were provided for the Committee to review. Mr. Shea requested that the Committee compile all the comments and provide a unified statement to CMAP. Mr. Shea noted that he will also be meeting with the McHenry County Council of Mayors for their comments. Members of the Committee felt that the review period was too short. Mr. Munaretto suggested that the Goto 2040 Plan should be compared to the 2030 Land Use Plan to find areas that are not consistent. After some discussion, it was decided that Ms. Hill will begin work on a list of comments to be forwarded to the Committee. She asked for the Committee to review the list and add their own comments. A special meeting will be held by the Committee on July 29th at 8:30 am. to discuss the list of comments. The comments will then be forwarded to the County Board at the August 3, 2010 meeting. The Committee requested that the comments from the McHenry County Council of Mayors are shared with the Committee by the July 29th meeting.

Unified Development Ordinance – Mr. Sandquist explained the Request for Proposal process for the Unified Development Ordinance (UDO) and asked the Committee to review the projects specifications and add to the criteria for the scope of services section. Mrs. Schuster asked if they would be combining the two documents. Mr. Sandquist explained that it is the responding firm's responsibility to explain how they will create the UDO and that we do not want to tell them how to do the job. He outlined the four steps: Step 1- get input from elected officials, staff and community as to what problems exist. Step 2 - propose solutions at a high level with an outline of what the UDO would look like and how it would be organized and then meet with staff and advisory committee for suggestions. Step 3 - bring back draft document with changes identified for staff to review. Step 4 - produce final document. Mr. Donley questioned how the dollar amount and the time frame were devised. Mr. Sandquist explained that he had discussions last year with consultants regarding the cost and time frame for creating a UDO. Ms. Link, County Purchasing Director, suggested using the wording "not to exceed \$250,000" instead of a range. It was agreed that the cost is paying for their expertise.

NEW BUSINESS

Authorizing Amendments to Resolutions R-200904-10-123 and R-200910-10-313 as related to the Home Investment Partnerships (HOME) Program – Mr. Munaretto made a motion, seconded by Ms. Donner to accept the resolutions and forward to the County Board. Ms. Wanaski explained that money is not being moved around; rather projects will be moved around, which are the administrative corrections that were to take place. She also mention that Habitat for Humanity will has changed lots from Turtle Creek to Brookside Crossing and that all future resolutions related to HOME will include an actual address. Ms. Draffkorn explained that there is a spreadsheet that the CDBG Commission uses that makes tracking project funds easier. She asked Ms. Wanaski to provide the spreadsheet at the next meeting. After discussion, a roll call vote was taken. The motion carried with all members present voting aye (Hill, Orphal, Draffkorn, Donner, Schuster, and Donley).

Mr. Munaretto left the meeting at 9:48 am.

REPORTS TO COMMITTEE, AS APPLICABLE

Chicago Metropolitan Agency for Planning: Dan Shea spoke briefly about CMAP and state and federal funding.

Community Development Block Grant Commission: None

Historic Preservation Commission: Ms. Hill reported the victory garden is growing and all are invited to stop and take a look. This year the Woodstock Food Pantry is receiving produce, but next year another food pantry will be chosen. Adam is working on an article for the newsletter and possibly a press release.

Housing Commission: Ms. Wanaski reported that the Housing Commission is holding a lead training class with certification on July 22nd at the Shah Center. They have also met their goal of the 25% of the program funds to be set aside for households earning 50% or lower than the area median income. They have another three years to rehab and sell the homes that are under contract or already purchased.

MISCELLANEOUS

Mr. Donley asked the Committee what the status would be for the concerned neighbors regarding the property on Union Road. Ms. Hill explained that based on the current Zoning Ordinance the applicant had met all the requirements. She requested Mr. Hansel give an account of what he saw while he attended the event on July 4th at Union Road. Mr. Hansel reported that he was present during set up of food vendors and the crowd arriving. He noted that security removed all glass bottles from vehicles as they entered. There were no signs of gambling. He observed four races and noted that most of the horses were two to three years old and this was their first time running. He did not observe any reckless behavior and noted that participants were leaving by 7:30 pm. There was a family BBQ at the residence afterwards. It was noted that residents want to know why a commercial business is being operated in their neighborhood. Mr. Donley stated that agriculture is a commercial business that is allowed. Ms. McCann stated that Kane County requires heavily landscaped buffers and asked if the County could impose this on future requests. Ms. Hill stated that staff did what they could for this situation and that any change would then require a change in the Zoning Ordinance.

ADJOURNMENT

Lyn Orphal made a motion, seconded by Mr. Donley to adjourn at 10:26 am. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolutions R-200904-10-123 as related to the Home Investment Partnerships (HOME) Program
R-200910-10-313 as related to the Home Investment Partnerships (HOME) Program