

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

Minutes of Thursday, July 29, 2010

Chairman Hill called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Tina Hill; Randy Donley; Marc Munaretto; Lyn Orphal; Ersel Schuster and Sue Draffkorn. Mary Donner was absent. Also in attendance: Dennis Sandquist, Planning & Development; Chalen Daigle, Department of Transportation; Mary McCann, County Board; Dan Shea, McHenry County CMAP Board Representative; Dave Diamond, Riley Township Highway Commissioner; interested public; and press.

Tina Hill, Chairman

Randy Donley	Mary L. Donner
Sue Draffkorn	Marc Munaretto
Lyn Orphal	Ersel Schuster

MINUTE APPROVAL: None.

PUBLIC COMMENT: David Diamond, Riley Township Highway Commissioner (RTHC), joined the Committee concerning statements made in the Planning & Development Committee's minutes of May 20, 2010. He mentioned that there were statements and claims made regarding Liberty Arbour, a case that he has been involved in. He stated that an appeal decision was made by this Committee on May 20, 2010 without contacting him, or his legal counsel. Claims were made by the developers of the Liberty Arbour Subdivision in these minutes and include the following statements: "...refusal of Riley Township Road District to sign Tentative Plat" and "Liberty Arbour took legal action to request that the Riley Township Road Commission sign the Tentative Plat." Mr. Diamond stated that these topics were never brought to court. The developer filed suit against the RTHC and McHenry County and he was never asked to sign a Tentative Plat. He listed his concerns at every meeting that was held from 2006 to the present. The project was never delayed by him, as Highway Commissioner, and was only delayed through the fault of the developer. He is entrusted with the job of providing service to the residents of Riley Township, which includes his careful review and planning for future subdivisions that will be under Township responsibility. They never denied the developer's plan, but challenged the developer to provide a sustainable design that would not place perpetual burden on current and future taxpayers of the Township. The developer has chosen to ignore their requests and rather than work with the Township, has tried to overstep them. The developer has cost the taxpayers resources and time. The Township's requests were simple and based on standard road design practices for roads that would not place undue burden on taxpayers. Their requests were brought before MCDOT Engineer Joe Korpalski and were upheld at a hearing. Mr. Diamond requested the Committee contact him for any additional history on this issue, and requested that no additional extensions be granted to the developer. He also requested that the 1991 McHenry County Subdivision Ordinance be updated and that highway commissioners from the County be allowed to participate in its redesign. Chairman Hill thanked Mr. Diamond for attending the meeting and stated that they are in the process of updating County Ordinances.

Valerie Ksiazek of Union, Illinois stated her concerns regarding an event held on July 25, 2010 at 18718 Union Road. There was not another horse racing event this past Sunday, but they did have a concert with a live band at this location. The noise level was intense and started around 4:00 p.m. and could be heard for the remainder of the evening. Neighbors who live two miles away from her informed her that they could hear the loud music at their homes. There were approximately 40/50 vehicles parked along the roadway which impacted all of the neighbors. She voiced her concern about this property owner having these types of concerts in the future because the noise level is very disrupting to the neighbors. Mr. Sandquist stated that if this were a private party, they would not require a temporary use permit. If the owner were charging admission or advertising for this party, then he would need a temporary use permit for this type of event. He will gather additional facts concerning this event and will be in contact with Ms. Ksiazek.

PRESENTATIONS: None.

SUBDIVISIONS: None.

Approved: 9-2-10

OLD BUSINESS:

Go To 2040 Plan Comments: Committee members reviewed draft letters from Chairman Hill, Division of Transportation and Planning & Development, along with recommendations for changes from Committee members. Committee members suggested that the Division of Transportation letter be sent separately since their letter will include more technical information. Mr. Shea informed Committee members that the deadline is August 6 to get the material in. The actual meeting has been scheduled for August 11. He also stated that CMAP has to have their own 2040 Plan and they have until October for its completion. Mr. Shea stated that the agency was established with certain requirements with both State and Federal government. Certain monies are leveraged on certain dates. Initially the State was set up on a four-year cycle, and the Federal government on a five-year cycle. This was leveraged when CMAP was first established. Committee members were informed that all CMAP agendas are posted on the CMAP website. Mr. Shea also stated that most of the information being discussed at CMAP is about transportation and the various funds. Committee members questioned if this letter will be sent on behalf of the County Board or on behalf of the Planning & Development Committee. Chairman Hill stated it would be going to the County Board on Tuesday. Committee members voiced concern that CMAP has suggested an overhaul of the tax structure. Committee members were reminded that there are many statements made in the Plan about changing tax structures. Mr. Shea informed Committee members that the motor fuel tax was set up years ago. What has happened is the programs on the roads has fallen behind because of the amount of usage of electric and propane autos which have no tax on them. Committee members asked that in the third paragraph of the letter, the word "revenue" be used instead of "income." Committee members suggested Mr. Sandquist include in the Planning & Development's letter include that they do not support government to run programs such as vehicle mile tracking and congestion pricing. Committee members realized there will be "tweaks" to the proposed letter to CMAP made on the County Board floor. Committee members were informed that CMAP is comprised of 15-board members that consists of five from Chicago, five from Cook County, and five from the collar counties. To pass anything important, it has to have 12 votes. Committee members stated that they need to be clear about their displeasure with the imposition of any new taxes.

NEW BUSINESS: Chairman Hill informed Committee members that there will be a special Planning & Development meeting before the County Board meeting on Tuesday, August 3, 2010 at 8:30 a.m. to discuss CDBG allocations. Mr. Sandquist informed Committee members that they need to decide what to do with unspent administrative and service money and allocate it to service projects before November 30, 2010.

REPORTS TO COMMITTEE, AS APPLICABLE:

Chicago Metropolitan Agency for Planning: See above.

Community Development Block Grant Commission: Chairman Hill stated they are going to start meeting at agencies to see how they are spending the CDBG money. Mr. Sandquist reminded Committee members that all CDBG funds must be spent by November 30, or we lose it.

Historic Preservation Commission: None.

Housing Commission: None.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None.

ADJOURNMENT: Ms. Draffkorn made a motion, seconded by Ms. Orphal, to adjourn at 9:15 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD/COMMITTEE ACTION:

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