

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

Tina Hill, Chairman

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

MINUTES OF THURSDAY, NOVEMBER 4, 2010

Chairman Hill called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Tina Hill, Chairman; Randy Donley; Sue Draffkorn; Marc Munaretto; Lyn Orphal, and Ersel Schuster. Mary Donner arrived at 8:31a.m. Also in attendance: Peter Austin, County Administrator; Dennis Sandquist, Darrell Moore, and Matt Hansel, Planning and Development; Jim Heisler, County Board; Connor Brown, McHenry County Association of Realtors; interested public and press.

MINUTE APPROVAL

Committee members reviewed the Planning and Development Committee minutes of October 7, 2010 and October 21, 2010. Mr. Munaretto made a motion, seconded by Ms. Schuster to approve the minutes as presented. The minutes were approved with all members present voting aye on a voice vote.

PUBLIC COMMENT: None.

PRESENTATIONS: None.

SUBDIVISIONS: None.

OLD BUSINESS: None.

Ms. Donner arrived at 8:31a.m.

NEW BUSINESS:

McHenry County Zoning Board of Appeals: Reappointment of Richard C. Kelly as Member: Committee members reviewed the reappointment of Richard C. Kelly as a member of the Zoning Board of Appeals (ZBA). Mr. Munaretto made a motion, seconded by Ms. Orphal to recommend the reappointment of Mr. Richard C. Kelly as a member to the Zoning Board of Appeals. The motion carried with all members present voting aye on a roll call vote (Donley, Donner, Draffkorn, Munaretto, Orphal, Schuster, Hill)

McHenry County Zoning Board of Appeals: Reappointment of Richard C. Kelly as Chairman: Committee members reviewed the reappointment of Richard C. Kelly as Chairman of the Zoning Board of Appeals (ZBA). Mr. Munaretto made a motion, seconded by Ms. Orphal to recommend the reappointment of Mr. Richard C. Kelly as Chairman to the Zoning Board of Appeals. The motion carried with all members present voting aye on a roll call vote (Donley, Donner, Draffkorn, Munaretto, Orphal, Schuster, Hill)

Review proposed scope of services with Camiros for creation of a Unified Development Ordinance: Committee members entered into discussion with Mr. Sandquist, Matt Hansel and Darrell Moore regarding the scope of services, with Camiros, for the creation of a Unified Development Ordinance. This has already been approved by the Finance and Audit Committee and will go before the County Board for consideration today. The proposed scope of services includes provisions for the consultant to become familiar with our existing ordinances and procedures, including key person interviews with members of Planning and Development, the ZBA, residents and developers. The scope of services includes a total of three open public workshops, at the beginning, middle and near the end of the project. The consultant will also create a website which will be linked from the Planning and Development Department website. Besides the open meetings, the consultant will meet with Planning and Development Staff and the ZBA at each stage of the project. At the County's choice, these meetings can be conducted as a combined meeting or as separate meetings with each group. Each of these meetings will be open to all County Board Members as well as the public. The scope of services also includes a separate County Board status report, which will be due midway through the project. Based on information and input received, the consultant will prepare the public hearing draft. Given the unknowns regarding the duration of the Planning and Development Committee

Approved 11-19-10

public hearing and County Board adoption process, county staff will take the lead for the ZBA and Planning and Development public hearings and County Board meetings. The consultants will be available to attend as many or as few public hearings and County Board meetings as we deem necessary and appropriate based on a predetermined fee schedule. Mr. Donley stated that he disagrees with the hiring of this company and feels the County should create this document on its own. He feels this is not the way the County should go, especially with the addition of new County Board Members. He feels this should be done by County staff. Ms. Schuster questioned if the public is invited to attend the department working meetings. Staff noted that these meetings will be with just staff and the consultant unless they are noticed as a public meeting or hearing. Committee members requested that they keep the process accountable by bringing information before the committee as it is received. Ms. Donner stated that she is hopeful that they find interesting zoning information in order to discuss the special issues that are brought before the ZBA. Chairman Hill stated she thought that the zoning maps would be reviewed piece by piece. The consensus of the committee was to not review these maps piece by piece. Concern was voiced that some village or municipality properties back up to A-1 properties and this creates issues with the neighbors. Because of this some nightmare issues have arose. The County Board can be a petitioner in order to change zoning, but, A-1 is A-1 so it is hard to change and hard to bring relief to some. Committee members were reminded that some of these farms that have the A-1 designations were there first and neighbors need to be mindful of this fact.

The consensus of the committee was to move forward with this project. Mr. Donley again voiced his objection to this process. It was noted that when County Board Members are invited to meetings to voice their concerns, no one shows up. They should now step up and become more involved with this process. It is now time for the members to read the ordinances and voice their concerns.

REPORTS TO COMMITTEE: None

MISCELLANEOUS: None

EXECUTIVE SESSION: None.

ADJOURNMENT:

Noting no further business, Ms. Donner made a motion, seconded by Ms. Schuster, to adjourn the meeting at 8:44 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD/COMMITTEE ACTION: