

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

Minutes of Thursday, April 1, 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; Lyn Orphal; and Ersel Schuster. Marc Munaretto was absent. Also in attendance: Planning and Development Department staff members; interested public; and press.

Ms. Ciampi announced that the P&D Department is supporting the Special Olympics by hosting a “take it to the Supervisor” event. Money jars will be available in the P&D Department for each supervisor; contributors are encouraged to place money in the jar of the supervisor they would like to see “pied.” The Supervisor with the most money will be “pied” during a future event. In addition, the Department is also planning a “Smash the Squad”. Risk Management must first approve this event which will allow participants to pay a fee to “wreck” a Sheriff’s squad car. The Department is also working on a third event which will incorporate “dress down” days.

MINUTE APPROVAL: Ms. Donner made a motion, seconded by Ms. Draffkorn, to recommend approval of the March 11, 2010 and March 18, 2010 minutes of the Planning and Development Committee. Ms. Schuster asked that a sentence on page 2 be changed in the March 18 minutes. The minutes were approved as changed with all members present voting aye on a voice vote.

PUBLIC COMMENT:

Pat Kennedy of rural Harvard addressed the Committee and asked that the Committee take into consideration the public comments provided previously and also comments from municipalities. She stated that the public becomes frustrated when their comments are not considered. She added that she supports the comments received from District 6.

Elaine Ramesh a Barrington Hills Trustee raised her concerns with low density planning and that the Estate Category as outlined in the proposed plan does not consider other aspects such as equestrian, llama raising or organic farming. She stated she would like to see another category added that would embrace the type of uses currently allowed in Barrington Hills. The model for future growth should include a model for conservation design. She suggested that the membership on the proposed Ad Hoc Committee should include a member from each land type.

Robert Rosin, Barrington Hills Director of Administration, addressed the Committee and supported the comments of Ms. Ramesh.

PRESENTATIONS: None

SUBDIVISIONS:

Subdivision Extension Requests: The following four subdivisions requested an extension: Symphony Subdivision; Skyview Estates, Phase II; Harmony Stone Subdivision; and, Nordic Trails Subdivision. Ms. Schuster made a motion, seconded by Ms. Donner, to approve the four requests as presented. Mr. Donley asked if these were the first requests from each and questioned if the Committee was granting more extension requests due to economics. In response, staff stated the requests today were at least the second request from each and that none of the four subdivisions had broken ground. It was also noted that the Department has seen an increase in such requests over the past year. Ms. McCann suggested that to keep these properties from becoming a nuisance could the

Approved: 4/15/10

subdivision owner be encouraged to crop the land if they are not ready to begin the subdivision. It was noted that there was no current authority to make this request. After discussion, the motion carried with all members voting aye on a voice vote.

OLD BUSINESS:

2030 Plan Text Revisions: Members reviewed the proposed final corrections/edits provided by staff. Chairman Hill in noting that the changes proposed were non-controversial and the Committee had no additional comments it was the consensus to accept the changes as submitted. The Committee revisited the proposed Land Use Map and compared it to the current zoning map to see if any changes should be considered to the Marengo Township area to address previous concerns that have been raised. Mr. Sandquist reviewed the areas of concern. Mr. Donley made a motion, seconded by Ms. Schuster, to remove the "estate designation" from the 2030 Plan map from those areas not "zoned" estate or residential that lie north of the Kishwaukee River flood hazard area in Marengo Township. Ms. Donner stated she is not opposed to the removal, but noted that the area below the Conservation District is already a subdivision and the area indicated in "red" is retail, which makes sense along the roadway. She questioned why the planned estate would be removed. If removed the area would be spotty instead of continuous. She asked how much of this area was already within the 1.5 mile distance from Marengo. Chairman Hill stated the area in question is so minute it would not make a difference. Ms. Schuster commented that there are no services up in that area and the City of Marengo plans for growth to the south and east at this time. A voice vote on the motion was called. The motion carried with all members present voting aye.

Chairman Hill asked if wording had been added to the proposed plan to address equestrian usage. It was noted that no such references had been added. Chairman Hill stated she is okay with the Plan as submitted noting that the many concerns raised could be addressed through zoning. Mr. Sandquist noted that the issue in Barrington Hills is similar to that of Bull Valley, which allows those to enjoy equestrian activities, or ag uses within estate subdivisions and these uses would not disappear in estate zoning. Chairman Hill stated another concern is with the "Duda Property" which could be a wedge to allow 3 acre sites. Ms. Schuster raised her objection with estate coloring on the map. She felt these areas should be pulled off and left as ag, which in her opinion is the crux of the concerns. She said it would be up to the communities to address this through zoning changes. Chairman Hill stated on the "flip side" she believes the County would honor the wishes of a village. Ms. Schuster commented that future Boards may look at the plan differently. Ms. Schuster then made a motion to remove estate zoning in Barrington Hills and the Bull Valley areas on the 2030 Land Use Map. The motion died for lack of a second. Chairman Hill commented that she agreed with concerns raised by Barrington Hills, but such concerns could be handled through zoning.

2030 Plan Ordinance: Members then considered the Ordinance to adopt the 2030 Comprehensive Land Use Plan. Ms. Donner made a motion, seconded by Ms. Draffkorn to recommend the County Board adopt the 2030 Land Use Plan Ordinance after a 30 day review. Ms. Donner stated she was pleased that the Ordinance includes wording to appoint an ad hoc committee in 2015 to review the plan along with land use and population trends. She stated this is very important and the Plan cannot be "fuzzy". She would like the ad hoc committee to include two ZBA members, 1 representative from the area east of Route 47, 1 representative from the west of Route 47, the Chairman of the Planning and Development Committee and an ex officio from P&D staff. She stated that comments regarding clarification of equestrian uses should be considered, noting that it will take at least 2 years to get the Ordinance updated and if not done the Plan is for naught which is why oversight is crucial to the Plan. A roll call vote was called. The motion carried with four ayes (Orphal, Draffkorn, Donner and Hill) and two nays (Donley and Schuster).

Ms. Donner stated she would like people who made comments to understand that the Committee did read them and each person will get a letter responding to their particular comments. She stated that all comments are on-line should others wish to read them. She invited Committee members to also provide their response to the comments. Chairman Hill stated she would assist Ms. Donner with this project. Ms. Schuster stated that she is disappointed. She stated if the Committee was really serious they would have gone through the comments as a Committee and

provided their responses at that time. She stated that there were several good points made that should have been addressed by the Committee. Adding that the whole thing is disingenuous as the Committee had no intention of going through the comments provided. Ms. Donner stated that the ad hoc committee would review the comments and they will not be thrown away. Ms. Schuster stated such discussion should have been at P&D meetings before approving the Plan, noting she had prepared a spreadsheet of comments. Ms. Donner stated she would like to see the document. Ms. Schuster stated that since we are not reviewing the comments the issue should just be dropped.

NEW BUSINESS:

Fee Increase Ordinance and Fee Schedule: Mr. Sandquist provided an overview to the proposed fee increases for Building permits, Motel Inspection/Licensing, Zoning, Stormwater, Subdivision and Fee waivers. Mr. Donley raised concerns with raising the fees given the current economy. Other members responded that this is a good time for such increases and it moves the fees closer to the cost of providing the service. After discussion, Ms. Orphal made a motion, seconded by Ms. Draffkorn, to recommend the County Board approve an Ordinance to increase the fee schedule to cover costs of providing these services. On a voice vote, the motion carried with all members present voting aye.

Resolution – re-naming of an allocated funding component: This item was removed from the agenda.

REPORTS TO COMMITTEE, AS APPLICABLE:

None.

MISCELLANEOUS:

The plans for the Victory Garden are moving forward with the City of Woodstock approving fencing for the site which will deter deer and rabbits.

Mr. Sandquist reminded the Committee the 2030 Land Use Map will be tweaked one last time.

Ms. Donner reported that a tenant has expressed an interest in being appointed to the Housing Commission. Members asked that this individual complete the forms and an interview will be scheduled.

EXECUTIVE SESSION: None.

ADJOURNMENT

Ms. Orphal made a motion, seconded by Ms. Donner, to adjourn at 9:35 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

- Ordinance adopting the 2030 Land Use Plan – 30 day review
- Fee Increase Ordinance and Fee Schedule – 30 day review

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