

**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	Jim Heisler
Marc Munaretto	Ersel Schuster

MINUTES OF THURSDAY, FEBRUARY 17, 2011

Chairman Hill called the Planning and Development Committee meeting to order at 8:32 a.m. The following members were present: Tina Hill, Chairman; Randy Donley; Mary Donner; Sue Draffkorn; Jim Heisler; Marc Munaretto and Ersel Schuster. Jim Heisler arrived at 8:40 a.m. Also in attendance: Kenneth Koehler, County Board Chairman; Peter Austin, County Administrator; Dennis Sandquist, Matt Hansel and Darrell Moore, Planning and Development; Maryanne Wanaski, CDBG; interested public and press.

MINUTE APPROVAL:

Committee members reviewed the Planning and Development Committee minutes of January 20, 2011. Ms. Schuster made a motion, seconded by Ms. Donner, to approve the minutes. The minutes were approved with a unanimous voice vote of all ayes.

PUBLIC COMMENT: None.

PRESENTATIONS: None.

SUBDIVISIONS:

*Symphony East Subdivision Extension Request:* Mr. Moore stated that this property has a new owner, SB1 McHenry County, LLC. They submitted requests for letters of no objection from the Health Department, Stormwater, and MCDOT. They were able to obtain letters of no objection from MCDOT and the Health Department, but the Chief Stormwater Engineer found in his review of the subdivision several issues which prevent him from issuing such a letter. His review found that updates to the Stormwater Management Ordinance (SMO) in the years since this subdivision was last reviewed by staff require significant changes to the proposed plat. Site design changes will be needed. They are unable to fulfill the requirements for an extension under the new policies. Staff has proposed an option to this committee to consider requiring the subdivision to return to the beginning of the final plat stage. This will allow them one year to submit to the Staff Plat Review Committee a new plat that addresses the issues raised by the Chief Stormwater Engineer. He mentioned that the new owners are agreeable with this proposal. He did not know if any of the original owners were involved in the new ownership. Mr. Sandquist mentioned that the Health Department and MCDOT have specific requirements that plats have to meet. He has spoken with a representative of the new owners and they are willing to go back to the staff plat stage to meet the requirements of the SMO. Ms. Donner mentioned that since the new owners are willing to go back to the staff plat stage, she feels they should follow the new rules. Ms. Donner made a motion, seconded by Ms. Schuster, to approve an extension to Symphony East Subdivision under the new rules and return them to the final plat stage. Mr. Moore mentioned that this proposed option was presented to the new owners and they were agreeable with it. This is located in Coral Township by Church Road and Rt. 20. Mr. Sandquist stated that before the new owners purchased this property, there was a second phase across the road which failed to meet requirements to keep it alive. That file is closed for that portion of the subdivision. The motion carried with a unanimous voice vote of all ayes.

OLD BUSINESS: None.

NEW BUSINESS:

*Ordinance for the Recertification of Zoning Maps of McHenry County:* Ms. Donner made a motion, seconded by Mr. Donley, to recommend the County Board approve the above Ordinance. Members reviewed the Official Zoning Maps of McHenry County which highlighted changes. The maps are required to display zone boundaries and other information current through November 30 of the previous year. The reference map showed the location, PIN, and address of all zoning actions for the previous year. Mr. Sandquist verified that all the maps were present. The motion carried with a unanimous voice vote of all ayes to forward the Ordinance to the County Board for 30-day review. Ms. Schuster thanked the staff for the detailed maps which clarify information by providing addresses, PINS, and locations.

*Ordinance Amending Article 10, School Developer Donation Requirements of the McHenry County Subdivision Ordinance to Include the Annual "CPI" Adjustment and Amending Section 1003.1 Fair Market Value:* Ms. Donner made a motion, seconded by Mr. Donley, to recommend the County Board approve the above Ordinance. This Ordinance amends the school impact fee. The motion carried with a unanimous voice vote of all ayes to forward the Ordinance to the County Board for 30-day review.

*Zoning Board of Appeals Appointment – Charles Eldredge:* Mr. Munaretto made a motion, seconded by Ms. Draffkorn, to recommend Charles Eldredge serve as a ZBA board member instead of an alternate member. Ms. Schuster questioned if this appointment was advertised and Mr. Sandquist replied that after discussions with Chairman Hill, it was suggested to bring an alternate member forward to fill the full-time ZBA position and then advertise for the opening of an alternate position. Discussion commenced regarding whether former applications should be considered for any open position. It was the consensus of the committee that the open alternate position should be posted. Some committee members felt that any open position for any open appointed position should be posted. The motion carried on a roll call vote of five ayes (Heisler, Draffkorn, Donley, Munaretto and Hill) and two nays (Schuster and Donner).

*Resolution Program Year 2011 Community Development Block Grant Allocations:* Ms. Draffkorn stated that she would be abstaining from voting on this matter because she works for one of the agencies which receives funding from the CDBG program. Ms. Wanaski joined committee members and mentioned that the resolution lists the General Allocations, along with Contingency Allocations. In the event of swept funds, additional funding from HUD and unspent project funds, they may enter into contracts with the noted agencies. It was noted that the Village of Union-Drinking Water Compliance Phase I was a very important project because of the need for clean drinking water for Village residents. Ms. Wanaski was asked to explain the breakdown of the Planning and Development-Administration amount listed on the resolution. Everything that will not go to the grantees goes to administration, which includes all salaries, expenses and office supplies and then on December 31 they sweep the amount and give it back to the agencies with the next year's funding. They are allocating an estimated grant of \$1.2 million. Errors were previously found in the HUD sponsored programs

*Resolution Authorizing Amendments to Resolution R-2009-10-201 as Related to the HOME Investment Partnerships (HOME) Program:*

REPORTS TO COMMITTEE:

*Chicago Metropolitan Agency for Planning:*

*Community Development Block Grant Commission:*

*Historic Preservation Commission:*

*Housing Commission:*

MISCELLANEOUS: None.

EXECUTIVE SESSION: None.

ADJOURNMENT:

Noting no further business, Ms. Donner made a motion, seconded by Mr. Heisler, to adjourn the meeting at 10:52 a.m. The motion carried with a unanimous voice vote.

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**RECOMMENDED FOR BOARD/COMMITTEE ACTION:**

- Ordinance for the Recertification of Zoning Maps of McHenry County
- Ordinance Amending Article 10, School Developer Donation Requirements of the McHenry County Subdivision Ordinance to Include the Annual "CPI" Adjustment and Amending Section 1003.1 Fair Market Value
- Appointment of Charles Eldredge to the Zoning Board of Appeals
- Resolution Program Year 2011 Community Development Block Grant Allocations
- Resolution Authorizing Amendments to Resolution R-2009-10-201 as Related to the HOME Investment Partnerships (HOME) Program

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