

Department Of Planning And Development FY 2019 Annual Report

- Department Organization
- Department Mission
- 2019 Activities and Accomplishments
- 2020 Goals and Priorities



McHenry County Administration Building
Xeriscape Demonstration Garden

DEPARTMENT OF PLANNING AND DEVELOPMENT STAFF (FY2019)



Administration - Dennis Sandquist, Director
Cindy Magee, Office Manager



Building - Adam Wallen, Deputy Director /
Building Enforcement Officer



Community Development - Hans Mach, CD Administrator



Planning - Kim Kolner, Planning Manager/
Zoning Enforcement Officer



Water Resources - Joanna Colletti, WR Manager/
Chief Stormwater Engineer



MCSEEP - William Donato, Coordinator (contractor)

Department Mission Statement

To facilitate orderly, safe, and resilient development, the preservation of natural and historic resources, and the creation of communities of opportunity.



River Drive repetitive flood home prior to demolition

2019 Activities and Accomplishments

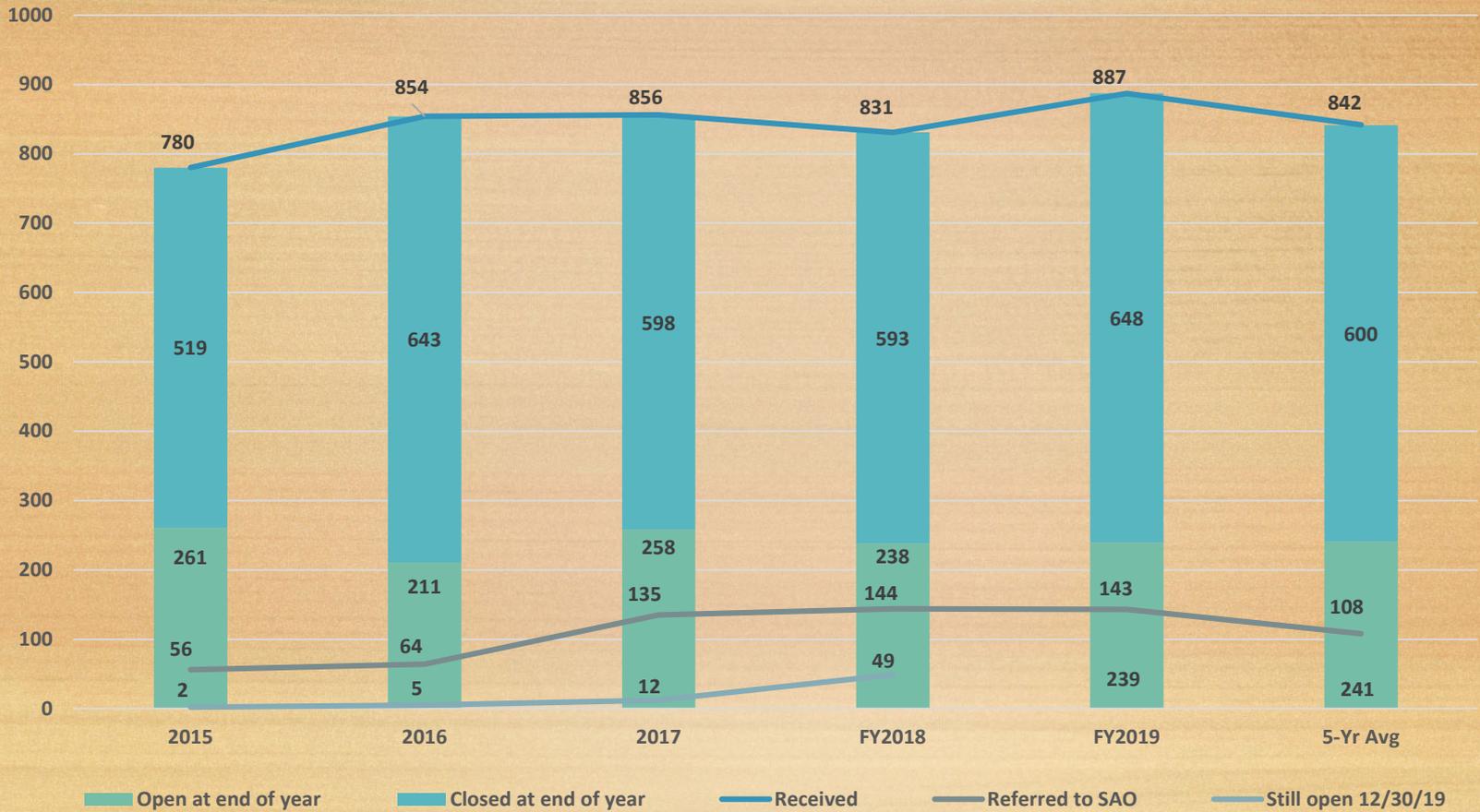
- Compliance Activities
- Public Info Activities
- Zoning Petition Activities
- Permitting Activities
- CDBG Grant Activities
- HOME Grant Activities
- SSG Grant Activities
- MCSEEP Activities
- Project Accomplishments



Floodplain model presentation
Groundwater Festival – Spring 2019

Compliance Activity

Compliance Cases

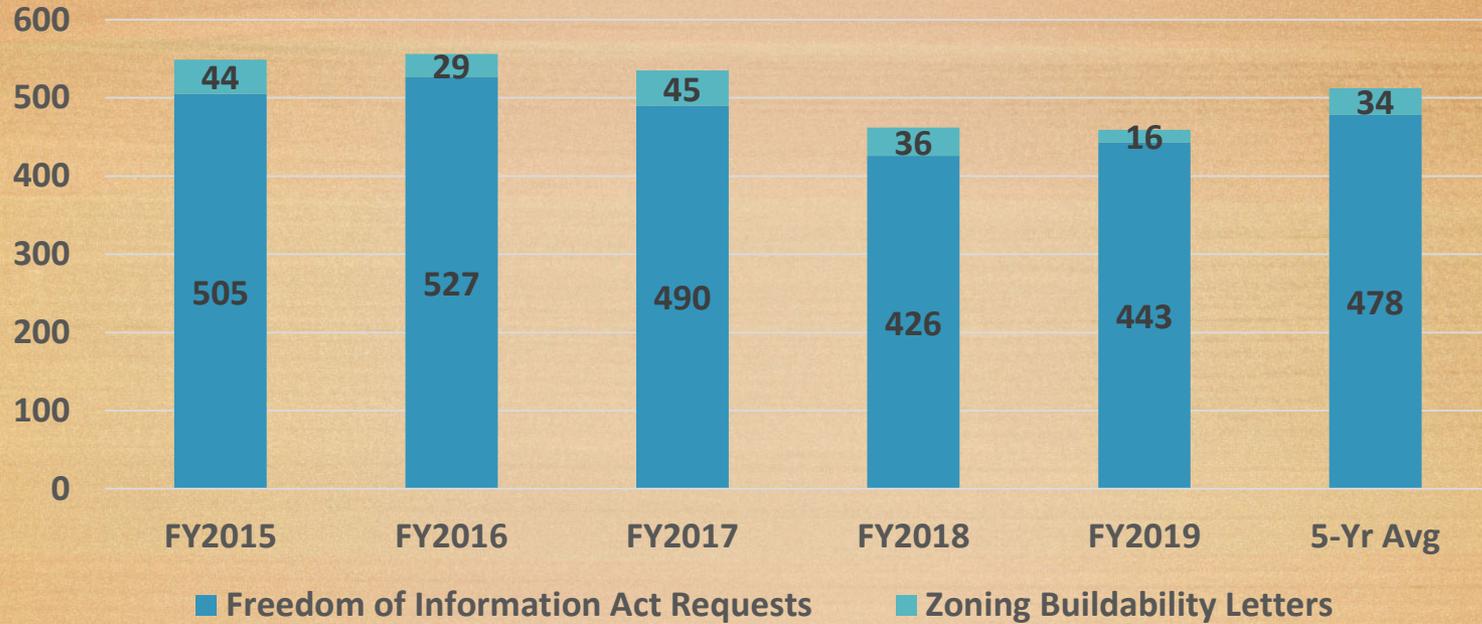


Compliance Activity

Compliance Cases	2015	2016	2017	FY2018	FY2019	5-Yr Avg
Received	780	854	856	831	887	842
Closed at end of year	519	643	598	593	648	600
Open at end of year	261	211	258	238	239	241
Referred to SAO	56	64	135	144	143	108
Percent Closed	66%	75%	70%	71%	73%	71%
Percent Open	33%	25%	30%	29%	27%	29%
Percent to SAO	7%	7%	16%	17%	16%	13%
Still open 12/30/19	2	5	12	49	239	

Public Information Activity

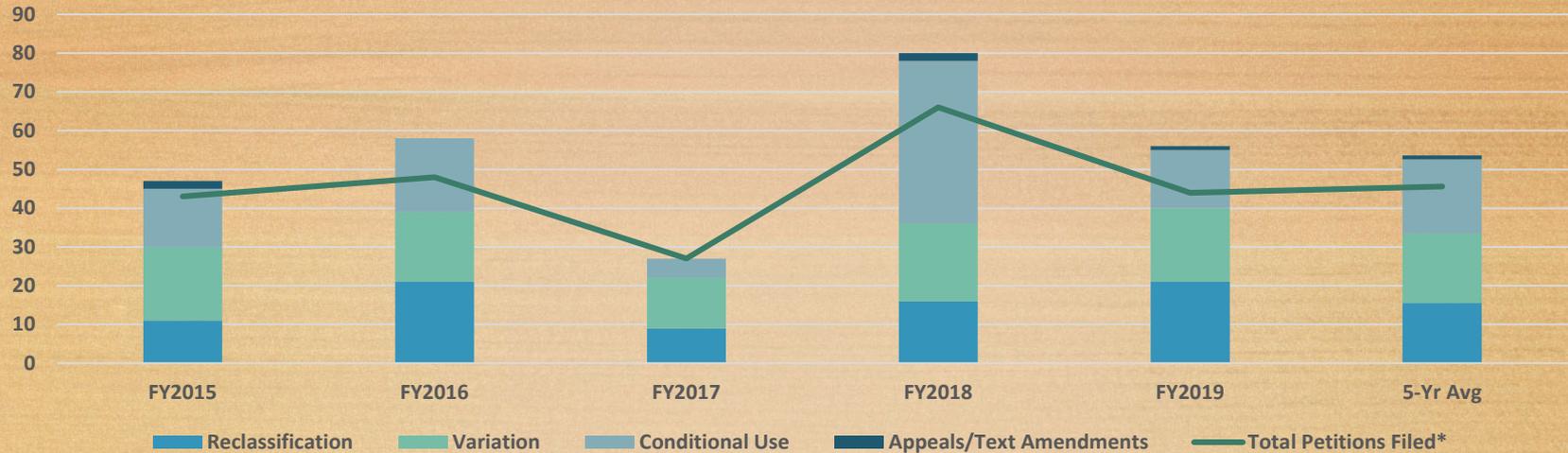
Public Information Requests



Public Information Requests	FY2015	FY2016	FY2017	FY2018	FY2019	5-Yr Avg
Freedom of Information Act Requests	505	527	490	426	443	478
Zoning Buildability Letters	44	29	45	36	16	34

Zoning Petition Activity

Zoning Petitions



<i>REQUESTED ACTION</i>					
<i>Year</i>	<i>Reclassification</i>	<i>Variation</i>	<i>Conditional Use</i>	<i>Appeals/Text Amendments</i>	<i>Total Petitions Filed*</i>
FY2015	11	19	15	2	43
FY2016	21	18	19	0	48
FY2017	9	13	5	0	27
FY2018	16	20	42	2	66
FY2019	21	19	15	1	44
5-Yr Avg	15.6	17.8	19.2	1	45.6

**Some petitions contain more than one request. Total includes withdrawn petitions*

Zoning Petition Activity

Conditional Use Permits Requests FY2019

■ Landscaping Business, 4

■ Storage of Commercial Equip/Veh, 3

■ Reception Facility, 3

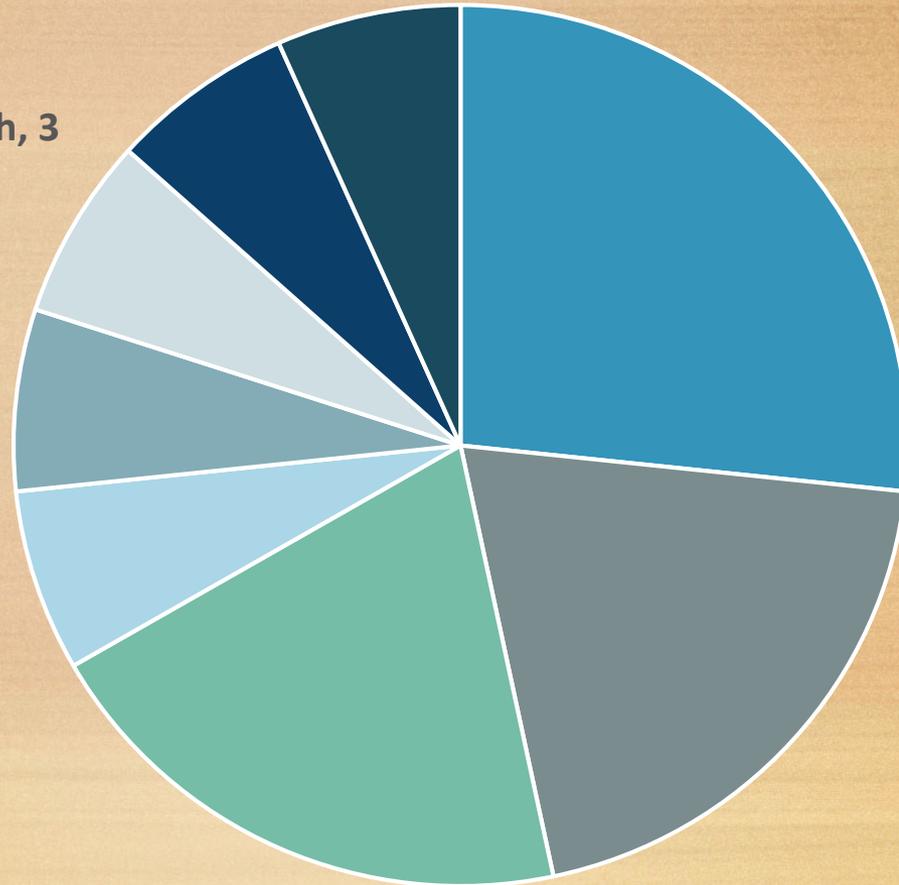
■ Earth Extraction, 1

■ Residential Care Facility, 1

■ Solar Farm, 1

■ Bed and Breakfast, 1

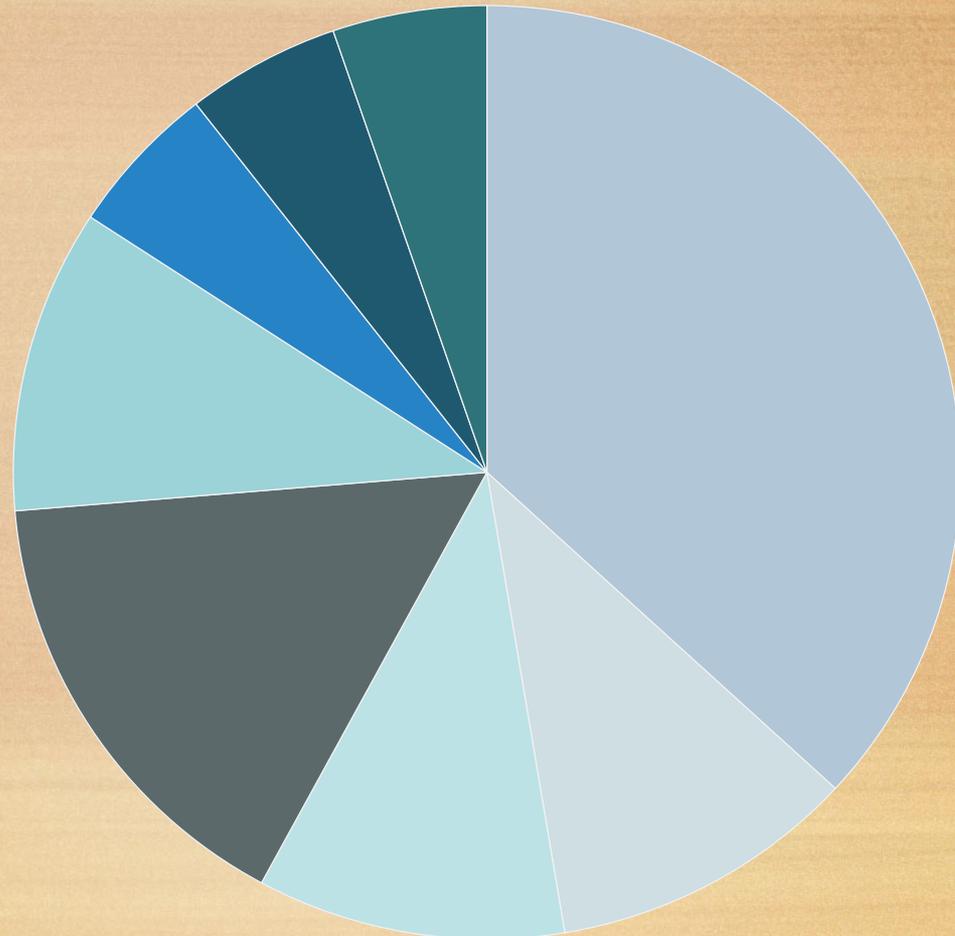
■ Offices, 1



Zoning Petition Activity

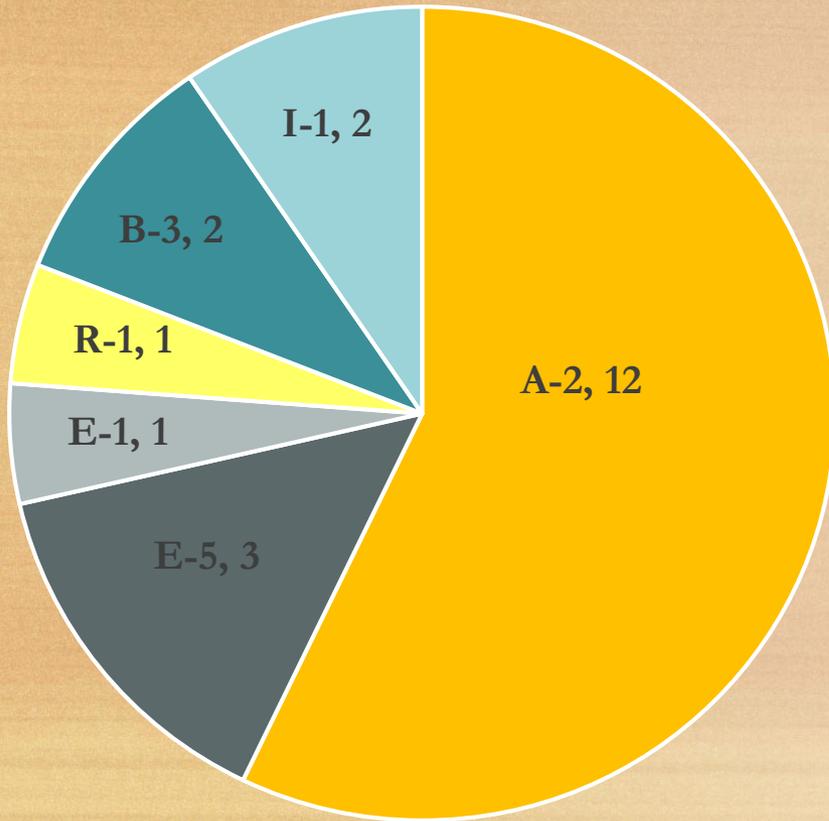
Variation Requests FY2019

- Setbacks, 7
- Lot Coverage, 2
- Yard Requirement, 2
- Road Frontage, 3
- Lot Size, 2
- Landscape Screening, 1
- Off-street Parking, 1
- Driveway Width, 1

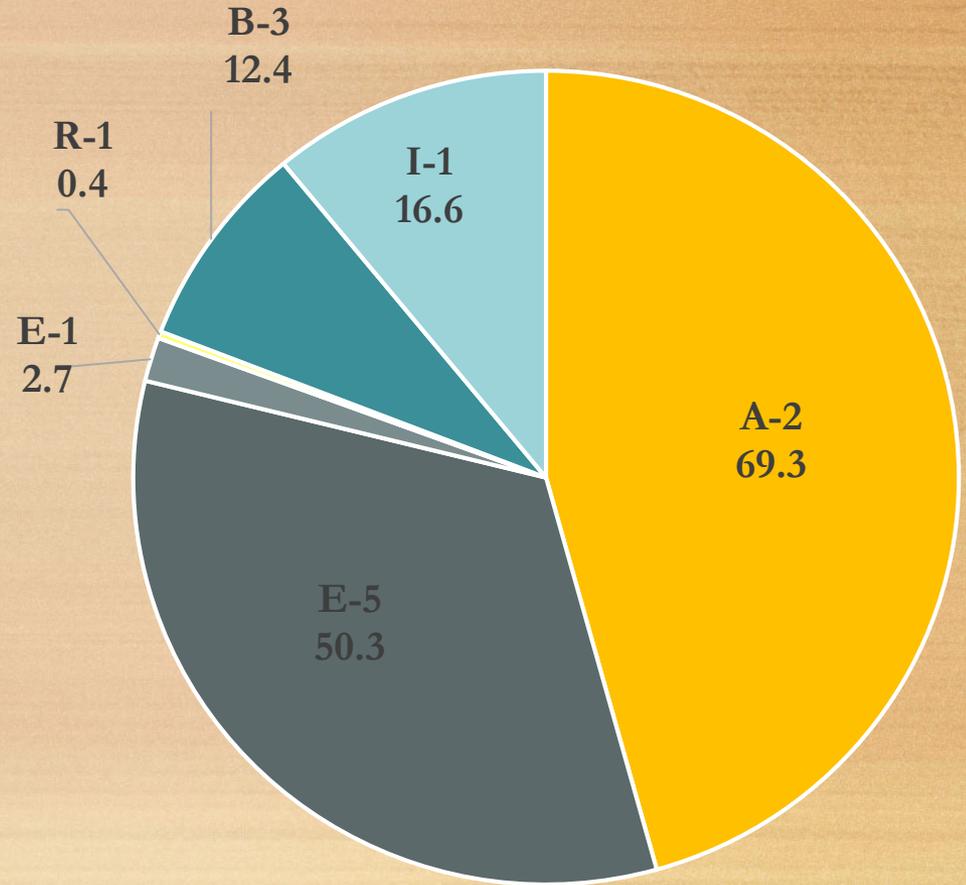


Zoning Petition Activity

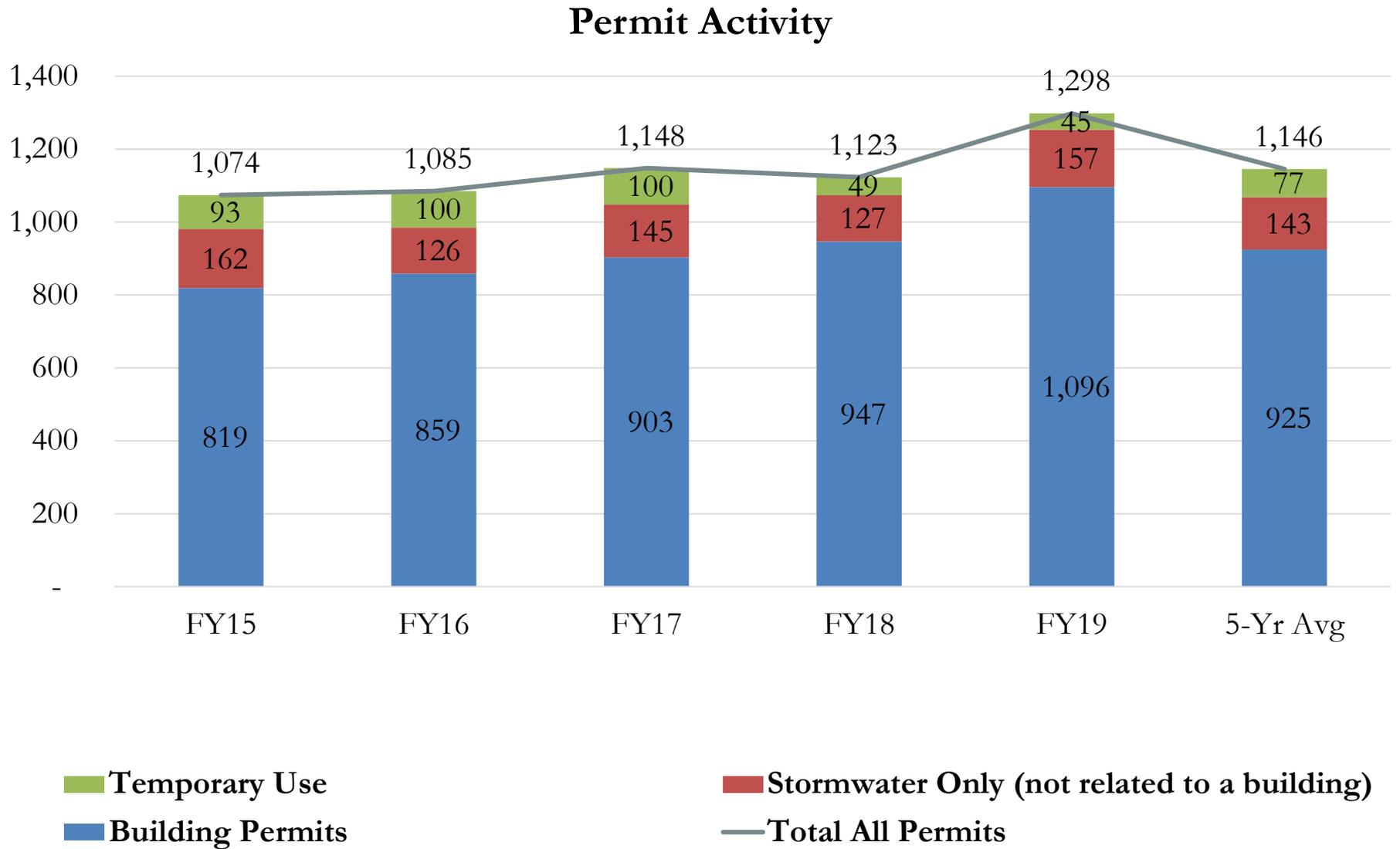
Zoning Districts Requested



Zoning Districts Requested by Acreage



Permit Activity

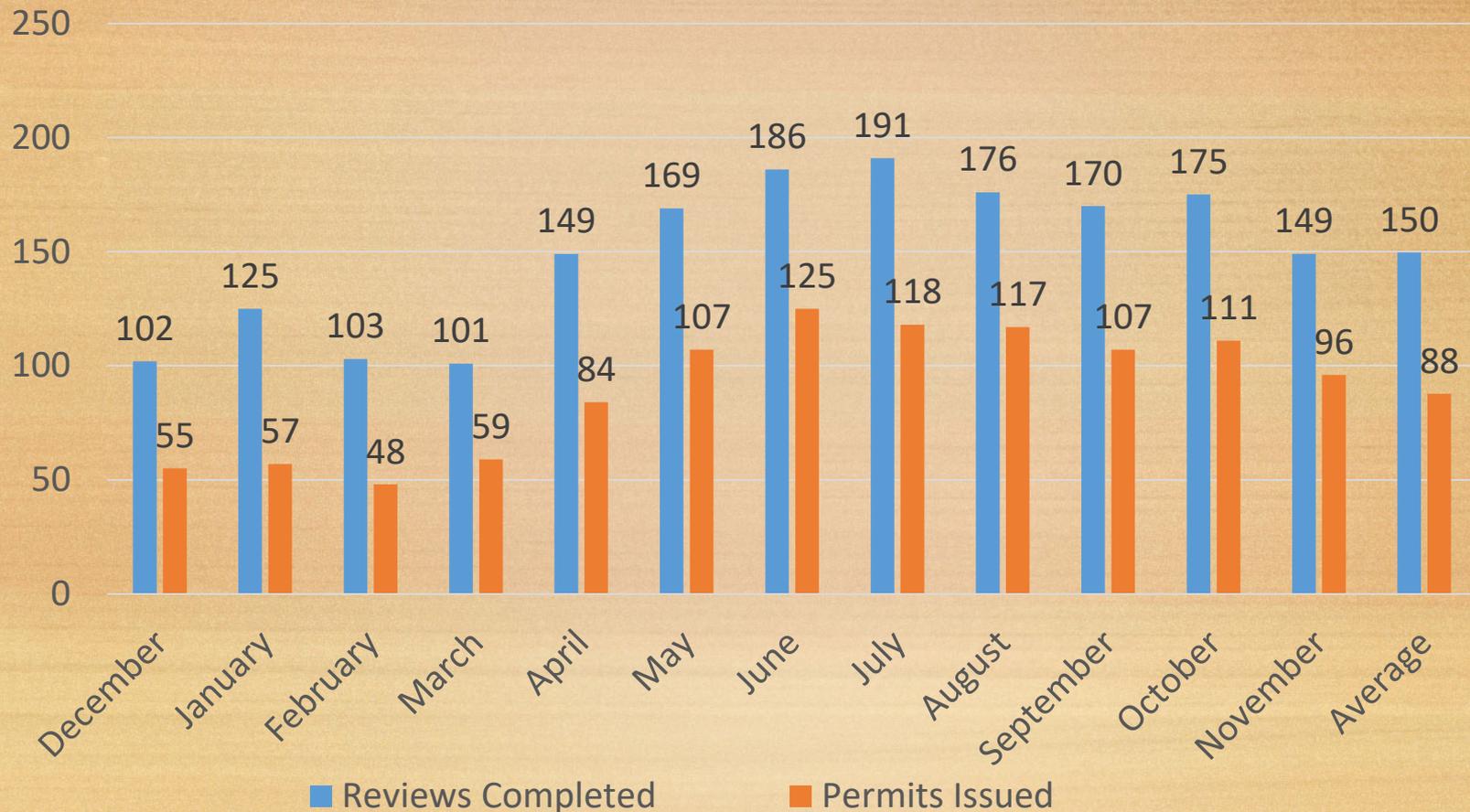


Permit Activity

Category	FY15	FY16	FY17	FY18	FY19	5-Yr Avg
Single Family Residence	31	28	46	49	48	40
Ancillary Dwelling Unit	-	-	-	-	1	0
Lodging	-	-	-	-	1	0
Amusement, Social and Recreation	2	4	4	2	3	3
Churches and other Religious Bldgs	3	2	4	1	-	2
Commercial / Industrial	21	26	19	18	57	28
Signal Transmission Tower	14	12	37	12	1	15
Signal Transmission Tower Co-locate	20	29	30	14	19	22
Residential Addition/Alterations	160	177	149	210	211	181
Non-residential and Non-Housekeeping	24	37	27	27	21	27
Additions of Residential Garages/Carports	39	29	35	39	37	36
Demo - Single Family Residence	20	30	23	19	37	26
Demo - All Other Buildings	19	11	14	17	24	17
Swimming Pool	29	38	52	54	39	42
Wood Deck	89	88	95	82	98	90
Service Upgrades (plumbing/electrical/HVAC)	181	167	180	151	165	169
Repair Fire Damage	6	5	10	6	4	6
Concrete Foundations	7	8	10	3	3	6
Privacy Fence	67	82	87	109	96	88
Schools & Other Educational Bldgs	-	1	-	-	1	0
Hospital and Institutions	-	-	-	-	1	0
Agricultural Exempt	49	64	64	95	78	70
Other Structures	14	18	13	11	18	15
Solar Accessory	-	-	-	27	132	32
Pre 2005 Building Violations	24	3	4	1	1	7
Building Permits	819	859	903	947	1,096	925
Stormwater Only (not related to a building)	162	126	145	127	157	143
Temporary Use	93	100	100	49	45	77
Total All Permits	1,074	1,085	1,148	1,123	1,298	1,146

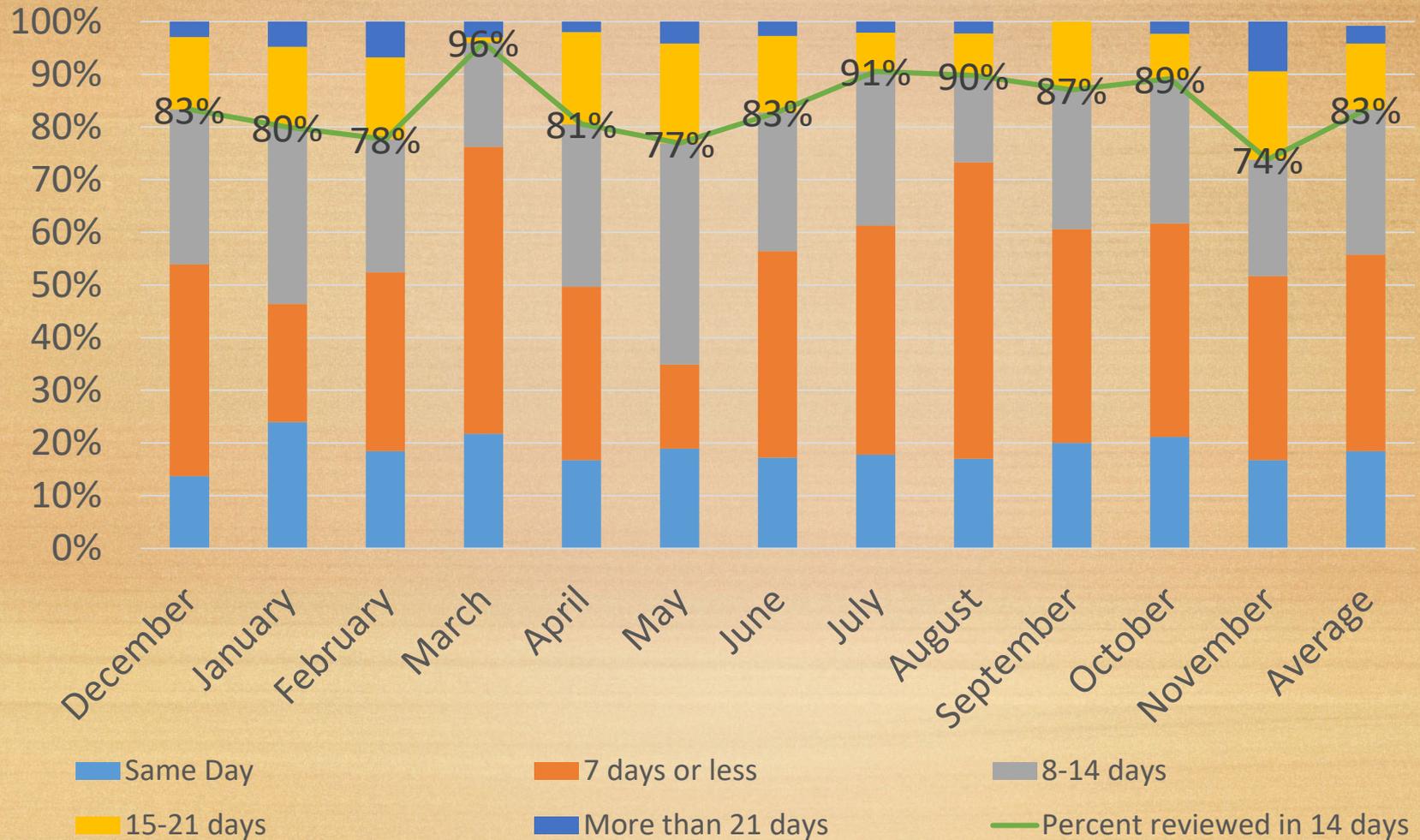
2019 Permit Processing

Work Load



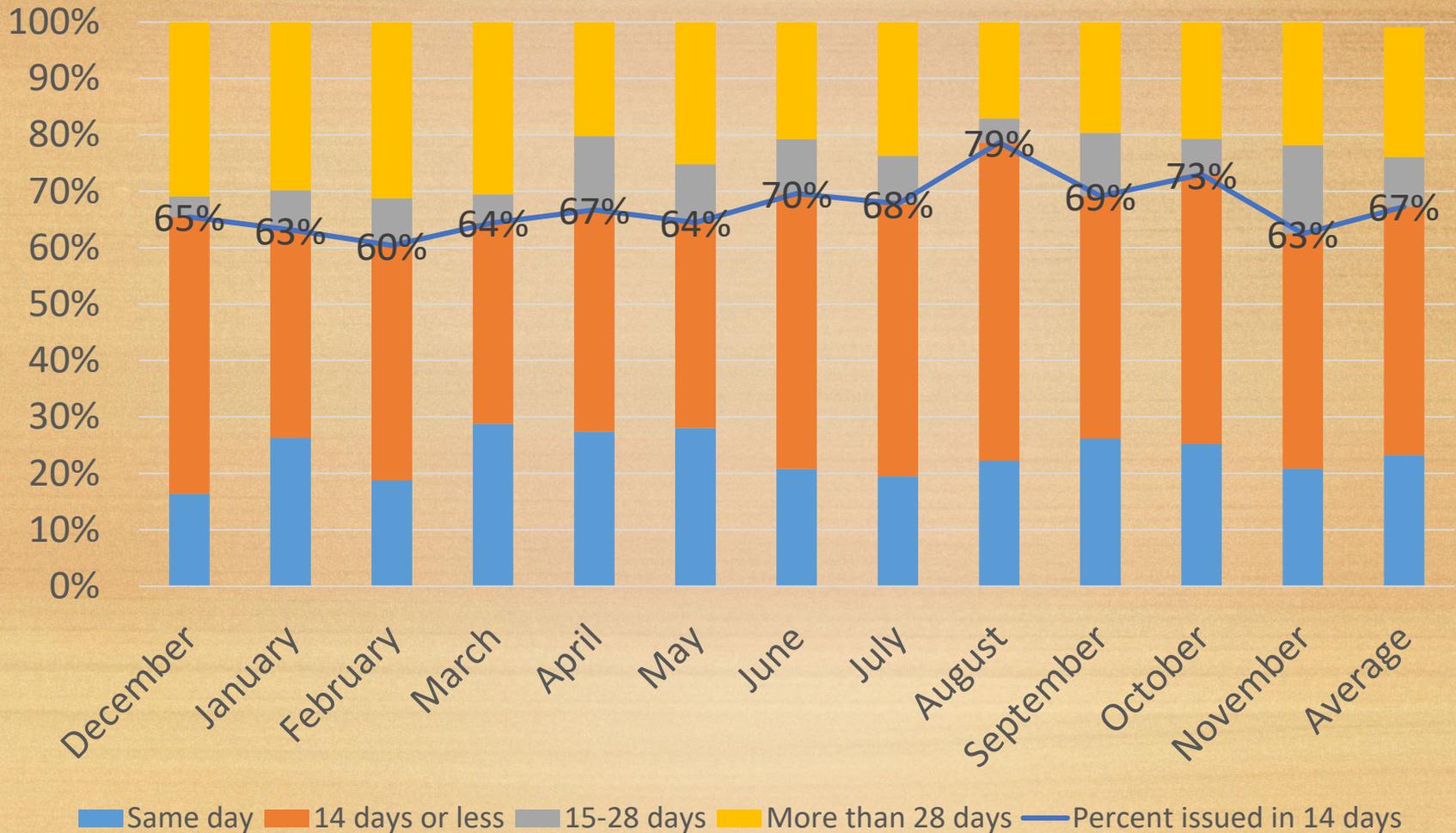
2019 Permit Processing

Efficiency - Time to Complete Reviews



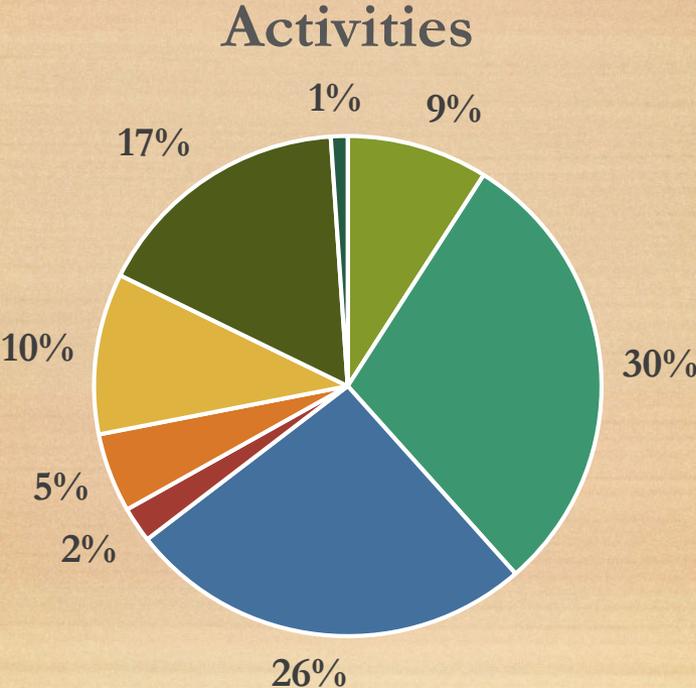
2019 Permit Processing

Efficiency - Time to Issue Permits



Community Development Activities

2019 CDBG Planned Activities

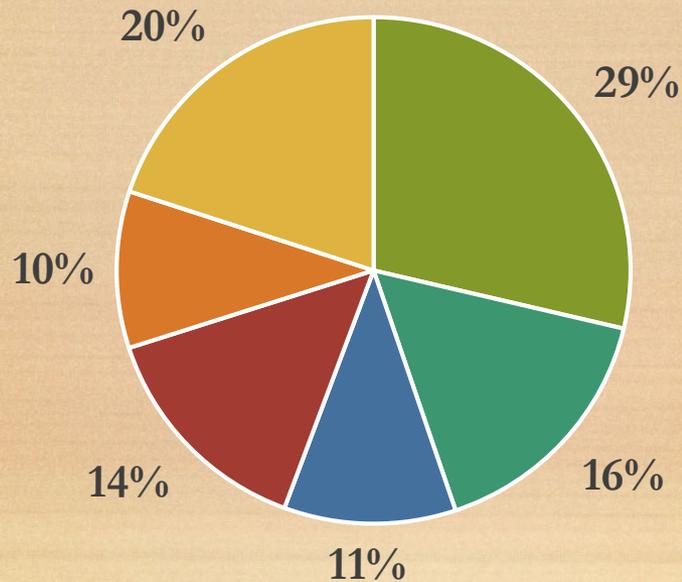


- Services
- Econ Dev
- Downpayment Assist
- Facilities
- Historic Preservation
- Administration
- Infrastructure
- Owner Occupied Rehab

Community Development Activities

2019 HOME Program Activities

Activities



■ Rental Assistance

■ Homebuyer

■ Owner-Occupied Rehab

■ Rental Rehab

■ Administration

■ Rental Development

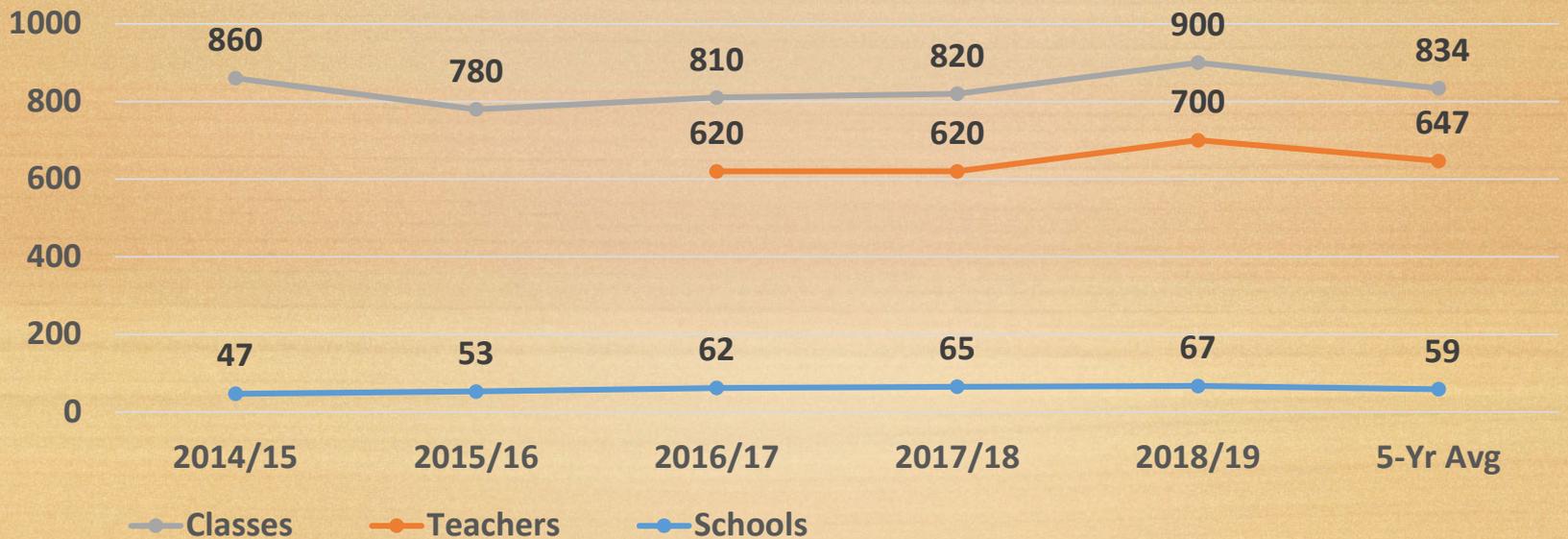
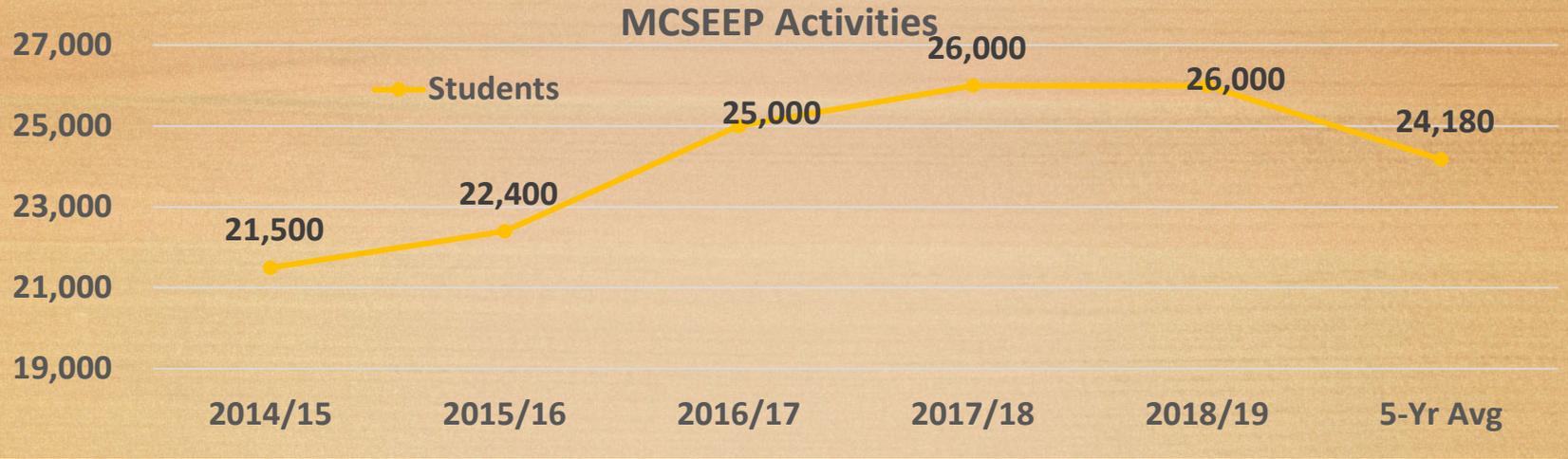
Community Development Activities

2019 Senior Services Grant Program

Dollars Allocated in 2019



MCSEEP Activities



MCSEEP Activities

MCSEEP Activities	2014/15	2015/16	2016/17	2017/18	2018/19	5-Yr Avg
Schools	47	53	62	65	67	59
Classes	860	780	810	820	900	834
Teachers			620	620	700	647
Students	21,500	22,400	25,000	26,000	26,000	24,180
Ground Water Fest Schools Participating	6	3	7	5	5	5
Ground Water Fest Attendance	150	164	250	420	500	297
TREX Plastic Film Recycling Schools Participating	8	13	9	10	10	10
TREX Plastic Film Recycling Students Participating	3,833	5,150	4,500	4,891	6,097	4,894
TREX Plastic Film Recycling Pounds Collected	4,557	6,456	3,642	4,250	6,828	5,147

2018/19 MCSEEP Accomplishments

Received two grants from the McHenry County Community Foundation,

Worked with students and teachers on waste audits and developed ways to decrease solid waste at their schools.

Initiated and on steering committee for a Girls in Engineering, Math and Science (GEMS) conference for District 200.

Received a pollinator to design and build a pollinator garden at Westwood and Harrison Elementary Schools.

Coordinated a workshop for teachers partnering on chloride sampling and crayfish monitoring.

Consulted with Advanced Placement Environmental Science and A.P. Biology Teachers.



Invertebrate Sampling

2019 Accomplishments

Purchased 9 properties and demolished 6 homes utilizing a \$1.1 Million Federal Hazard Mitigation Program Grant

Awarded an additional \$1.7 million grant for the purchase and demolition of all structures on 10 additional properties



**Floodplain Buyout Property
Linden Street**



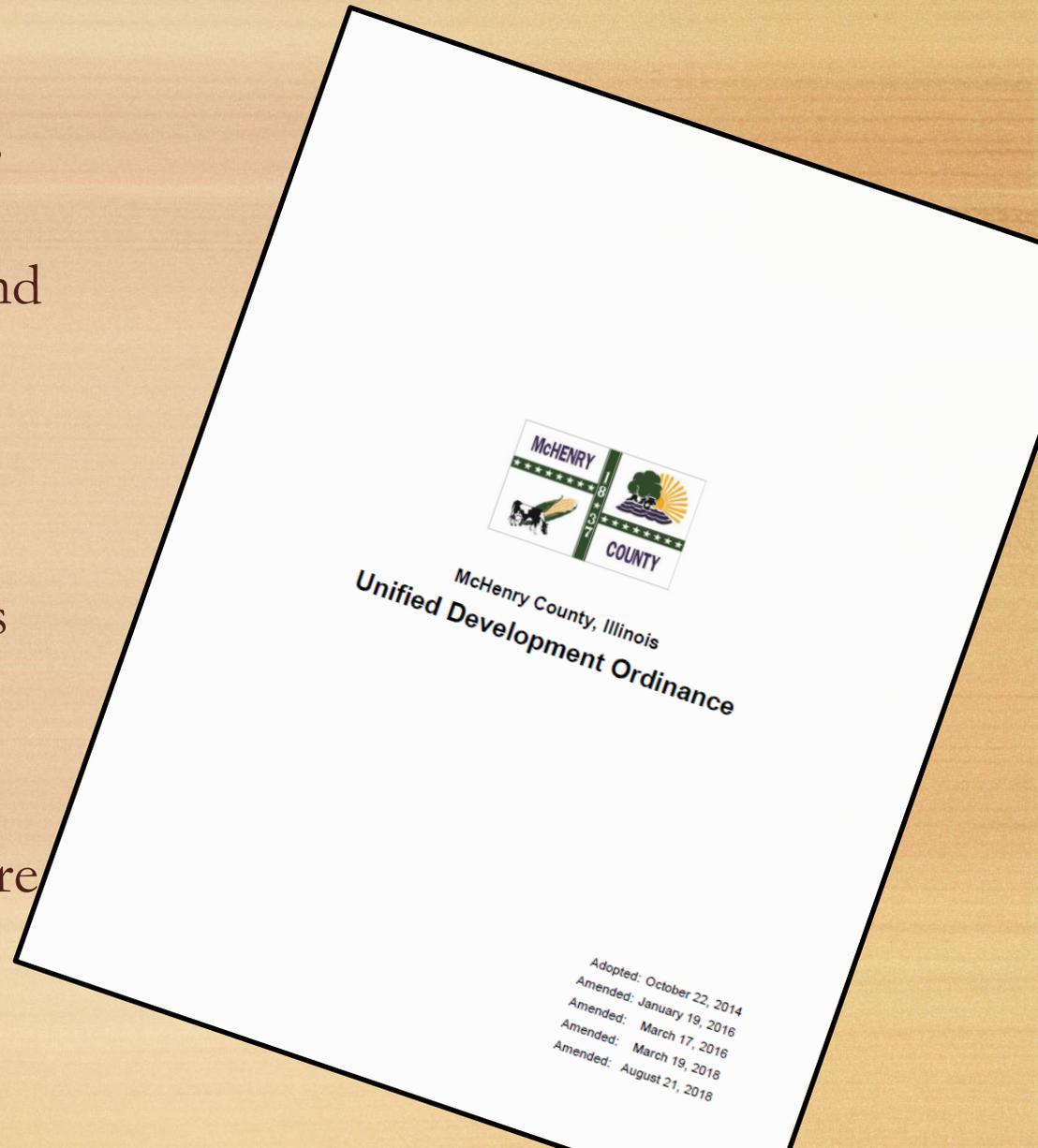
**Floodplain Buyout Property
Sheridan Place**

2019 Accomplishments

Amended UDO to address recreational cannabis, accessory dwelling units, and school impact fees

Drafted ordinance establishing retailers occupation tax on cannabis sales

Established interdepartmental procedure for addressing hoarding situations



2019 Accomplishments

Completed payout to Crystal Lake Park District for restoration of Sterne's Fen

Awarded additional Wetland Restoration Funds to MCCD for restoration at the Goose Lake Conservation Area



Sterne's Fen
Village of Crystal Lake



Goose Lake Conservation Area
Hebron Township

2019 Accomplishments

Demolished two abandoned residential properties and closed Illinois Housing Development Authority grant



Maple Street
Village of Hebron



Thompson Road
Village of Greenwood

2019 Accomplishments

- Submitted application to Insurance Services Organization (ISO) for an improved fire insurance rating for unincorporated property owners
- Scanned and indexed additional paper and microfilm records
- Conducted Annual Sensible Salting Workshop
- Submitted Annual MS4 Permit to IEPA
- Conducted Annual Water Resources Forum
- Conducted Annual Youth Ground Water Fest
- Continued update of the Water Resources Action Plan



Annual Water Resource Forum
September 11, 2019

2019 Community Development Accomplishments

- Awarded \$2.2 M Lead-Based Paint Hazard Reduction Program Grant
- Successfully moved Grant Year to October 1 annually
- Managed 68 different projects among five programs
- CD staff Selected to present at annual People in Need Forum
- Selected for national training opportunity for grant year change
- Initiated Funders Forum to collaborative with other funders



**Pearl Street Commons
Affordable Housing for Disabled Veterans
McHenry County HOME Project**

2020 Priorities and Goals

- Continue to improve the permit submittal, review, and inspection process
- Complete 90% of permit reviews in 14 days or less
- Purchase repetitive flood properties and demolish structures utilizing \$1.7 million grant from IDNR
- Obtain authority and demolish up to 4 abandoned residential properties using remaining CDBG funding
- Apply for IHDA grant for additional funding to demolish additional abandoned residential properties
- Resolve hoarding property situations including obtain court orders for clean up where appropriate

2020 Priorities and Goals

- Improve the DevNet permit system to automate permit intake, correspondence, and reporting processes, including on-line applications and e-inspections
- Finish scanning and indexing microfilm and continue scanning and indexing paper files to make them available on-line to all county departments and the public
- Finalize Insurance Services Organization (ISO) review process for an improved fire insurance rating for county property owners

2029 Priorities and Goals

- Explore opportunities to outsource MCSEEP program
- Complete the Water Resources Action Plan (WRAP) for County Board adoption
- Oversee development of Fox River Corridor Plan for the stretch of the river from Burtons Bridge to Dutch Creek



Water Resource Action Plan
Stakeholder Meeting
July 10, 2019

2020 Community Development Priorities and Goals

- Develop 2020-2024 Consolidated Plan
- Collaborate with community and funders to open the year-round homeless shelter
- Execute new Lead-Based Paint Hazard Reduction Program
- Roll out modules of electronic system for grants management
- Implement Built for Zero Initiative to End Homelessness
- Collaborate with other funders to develop impactful community projects



**Old McHenry County Courthouse
Façade Restoration
CDBG Project**

Department Of Planning And Development FY2019 Annual Report

Email: plandev@mchenrycountyil.gov



Cary Senior Living
62-Unit Affordable Housing Project for Seniors Age 62 and Over
McHenry County CDBG Project