

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

Minutes of Thursday, March 18, 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; Marc Munaretto; and Ersel Schuster. Lyn Orphal was absent. Also in attendance: Planning and Development Department staff members; Jim Heisler, County Board member; interested public; and press.

MINUTE APPROVAL: No minutes.

PUBLIC COMMENT:

Nancy Schietzelt, former member of the Regional Planning Commission, addressed the Committee and asked that the Committee give special thought toward comments made by Elizabeth Kessler regarding the 2030 Plan. She also commended staff for their work on the 2030 Plan, adding that she supported the proposed map changes.

Pat Kennedy of Harvard addressed the Committee. She noted that the work on the proposed 2030 Plan began several years ago and that it is important to accommodate both business and residential uses. She asked that the Mayors' caucus letter be reviewed. She added that no growth is untrue, but that growth should be put within municipalities.

PRESENTATIONS: None

SUBDIVISIONS: None

OLD BUSINESS:

Housing Commission Interview – Rick Francois: This interview was cancelled.

NEW BUSINESS

Hack-Ma-Tack Support Resolution: Ms. Donner made a motion, seconded by Ms. Draffkorn to recommend the County Board approve a Resolution in support of establishing the Hack-Ma-Tack National Wildlife Refuge. Mr. Munaretto asked what this would mean to the underlying land and current land owners. Lenore Beyer-Clow, Policy Director of Openlands, responded to Mr. Munaretto's question and stated to her knowledge there would be no restriction to a private property owner and no added restrictions for the private property owner by the Fish and Wildlife Services are proposed for this project. The only restrictions would be on land purchased out right by the U.S. Fish and Wildlife Service (USFWS). Ms. Schuster questioned the "30-minute" driving radius from the Village of Richmond and asked for clarification. Ms. Beyer-Clow responded that this term was pulled from a previous report out of Texas and noted that it is "fuzzy". She added that the proposed Resolution is just to support a feasibility study to assess the possibility of establishing a National Wildlife Refuge in the bi-state area. Ms. Schuster stated she would be more comfortable if we could know for sure if any of our policies or ordinances would be impacted by this proposal. Mr. Sandquist stated that this is just to support the study and that there would be extensive steps involved prior to making any final decision. Ms. Schuster commented that it presents a "slippery slope." Ms. Donner noted that there would be opportunity to "back-off" if necessary. After discussion, a voice vote was called. The motion carried with a unanimous vote of all ayes.

Fee Waiver Resolution: Mr. Hansel explained that the proposed Resolution is brought to the Committee for their consideration in response to the Committee's previous direction. Mr. Munaretto stated it was his understanding

that the District representatives were going to address these concerns to see if they could offer any relief. He stated he could not support this resolution. Other members agreed with Mr. Munaretto's observation. Chairman Hill asked that staff work with District 1 representatives to see if they could assist this individual.

2030 Plan Comments (map comments): Chairman Hill discussed the process to review the 2030 Land Use Plan. She suggested the discussion begin with the map. Mr. Munaretto stated that in weighing comments some like the plan and others do not, noting that everyone feels the "other guy" got the most of the "pie." He stated that no single comment would drive him to make any changes. He noted that the map could be adjusted to better reflect the population number of 495,000 as previously agreed upon by the Committee and any text "tweaks" could be done by staff. Ms. Schuster stated that she has reviewed the first batch of comments and put them on a spreadsheet which indicates that 13 agreed and 34 disagreed with 12 "making no sense." Mr. Munaretto questioned how this would be relevant, as perception is that the other guy got more. He noted that after all the lengthy discussion on the Land Use Plan he did not see the need for many changes. Ms. Schuster stated that the comments provided during the public hearings should not be taken lightly and that the main concern expressed by people were overwhelmingly ag and water concerns. After listening to Mr. Munaretto and Ms. Schuster, Chairman Hill commented that both are saying the same thing, that the map needs to be looked at and it should be adjusted to reflect the population of 495,000. Mr. Munaretto agreed to minor adjustments to the map and then asked that a Resolution be prepared for to adopt the Plan and forward it on the County Board at the next P&D meeting. Ms. Donner suggested that the Committee also revisit the Plan every five years to "tweak" it as necessary. She added rather than calling this the 2030 Plan it should be considered as a 20 year plan which can be reviewed and updated as necessary every 5 years. Mr. Munaretto asked "who would be the we" and how would this be defined. He stated as soon as the 2030 Plan is adopted work should begin on a 2040 Plan, noting that he had suggestions as to how this should be work should be done. He noted that it is customary to call this a 2030 Plan as opposed to a 20 year plan. Ms. Schuster asked to view both the 2030 map along with the zoning map for comparison purposes. She suggested everything in the western half be stripped off and issues be handled on a case by case basis. She added that the "yellow" section near Marengo was too broad. Chairman Hill suggested that Ms. Schuster put her concerns in the form of a motion. Ms. Schuster then made a motion to follow the recommendations of Marengo Township and the Marengo Plan Commission to remove the yellow estate section north of 23 and reclassify this area as it is currently and to recognize the existing development as estate zoning and handle zoning requests on a case by case basis. Mr. Donley seconded this motion. Chairman Hill asked that the motion be clarified. Ms. Schuster restated her motion to remove the yellow area and bring this area back to its existing use following the recommendations of Marengo Township. Mr. Munaretto stated this motion is too broad. Members reviewed the areas noted in the proposed motion. Mr. Munaretto commented that the 2030 Plan is a McHenry County Plan and not a Marengo Township Plan and the map should be evaluated to reflect the proposed population of 495,000. Chairman Hill asked that Ms. Schuster restate her motion. As requested, Ms. Schuster restated her motion after which a roll call vote was called. The motion failed with three ayes (Schuster, Donley and Hill) and three nays (Munaretto, Donner and Draffkorn). Members then continued their discussion and agreed that the map should be changed to reflect a population of 495,000. Ms. Donner made a motion to adopt the changes to the map to reflected in the February 20, 2010 analysis by staff and to adjust the reduction in population to the agreed upon number of 495,000. Ms. Schuster seconded this motion, The motion carried with all members voting aye on a roll call vote (Donley, Schuster, Munaretto, Draffkorn, Donner and Hill). Ms. Schuster asked that the yellow on the map between Bull Valley and Woodstock be removed. Members noted that this is a misunderstanding between the two communities and should not be changed on the Plan map. Mr. Munaretto made a motion to adopt the map as the 2030 Land Use Map for the 2030 Plan including the population adjustments as previously approved. Ms. Draffkorn seconded this motion. Ms. Schuster made a motion to amend the motion to remove the industrial area from the Route 20 corridor on the west side of Marengo. Mr. Donley seconded this motion to amend. Mr. Munaretto commented that this is a discussion on our vision and the Village of Marengo can develop according to their plan and we would be foolish not to take into consideration how the Village plans to develop this area. After discussion, a roll call vote on the motion to amend failed with three ayes (Donner, Schuster and Donley) and three nays (Draffkorn, Munaretto, and Hill). The original motion carried with five ayes (Donley, Donner, Draffkorn, Munaretto and Hill) and one nay (Schuster). Staff will prepare a Resolution for consideration at the next P&D meeting.

Chairman Hill asked if the Committee wished to consider anything in the text of the Plan. Mr. Munaretto commented that the Committee should not wordsmith the Plan. Mr. Sandquist noted that the text will be revised to reflect the new map and the population of 495,000 on page 137. Ms. Schuster asked if comments received from the Chicago Metropolitan Agency for Planning (CMAP) should be taken into account and suggested the Committee review these at the next meeting. Mr. Munaretto commented that CMAP has no authority to alter our Plan. Ms. Schuster stated that these comments should not be taken lightly and should be considered. She stated she is not prepared to fully discuss text changes during today's meeting adding that staff should review the points they feel appropriate and those issues should be discussed at the next meeting. Chairman Hill stated it may be necessary to schedule a special meeting to further discuss comments, including those received relative to consideration of equestrian areas. Mr. Munaretto commented that equestrian is ag and not a land use. The Plan could speak to the fact that we have an equestrian culture in the County. Ms. Schuster commented that there are a lot of breeding and racing farms in the County and they are a part of ag. Chairman Hill asked if the Committee would be ready to move a Resolution forward at the next meeting. Ms. Schuster stated she would like to make sure the text is contiguous throughout the document. She stated that some parts indicate no "leap frogging" while other parts seem to encourage leap frogging. She stated she did not feel the Committee would accept her comments and it would be a waste of time to continue this discussion adding that we are only fooling ourselves. Chairman Hill stated she respected Ms. Schuster's comments but she believed the plan was compact and contiguous. Ms. Schuster stated she could show her concerns to the Committee if they had an open mind. Mr. Munaretto stated the Plan should be presented as a complete and acceptable Plan to the County Board, if the Committee sent the Plan forward and suggests that it is not a complete Plan if will not be adopted. After discussion, the consensus of the Committee was they would be ready to vote at the next meeting. Ms. Schuster stated she was not ready to move the Plan forward.

REPORTS TO COMMITTEE, AS APPLICABLE: No reports.

MISCELLANEOUS: None.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Draffkorn made a motion, seconded by Ms. Donner, to adjourn at 9:40 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:
Resolution supporting Hack-Ma-Tack National Wildlife Refuge

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