

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

Minutes of Thursday, May 6, 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; Lyn Orphal; and Ersel Schuster. Also in attendance: Planning and Development Department staff members (Dennis Sandquist, Maryann Wanaski, Matt Hansel and Sara Ciampi); interested public; and press.

MINUTE APPROVAL: Ms. Schuster made a motion, seconded by Ms. Orphal, to recommend approval of the April 15, 2010 minutes of the Planning and Development Committee. Ms. Schuster asked that a typo be corrected. The minutes were approved as corrected with all members present voting aye on a voice vote.

PUBLIC COMMENT: None

PRESENTATIONS: None

SUBDIVISIONS: None

OLD BUSINESS:

2030 Plan Modifications: This item will be addressed after interviews and other business.

NEW BUSINESS:

Wind Turbine Proposal: Chairman Hill reported that Mary McCann, Chairman of the Natural and Environmental Resources Committee (NERC), has also expressed an interest in having the NERC talk about this issue. Mr. Sandquist noted that the interest in wind turbines has grown rapidly in recent years and current codes and regulations governing the placement of such equipment varies tremendously. He stated that ordinances governing wind energy devices have been adopted in many Illinois communities. He expressed the need to standardize codes and regulations across jurisdictions. He noted that current state statutes are unclear especially in determining municipal siting regulations/decisions. The Department of Planning and Development (P&D) would like to work with municipalities in drafting new regulations that would apply some standards for these energy systems. It was noted that the current zoning ordinance does allow building permits for alternate energy, but these must be on-site energy systems. It was noted that there are currently no height restrictions in ag areas. Mr. Sandquist asked the Committee for direction on moving forward to contact municipalities to work together on a proposal to create common wind energy standards. The Committee directed staff to move forward. Ms. Schuster commented that she would like to see our citizens involved in the process. Chairman Hill responded that when it comes time to create a task force a citizen could be added as a member.

Resolution authorizing the re-naming of an allocated funding component: Ms. Draffkorn made a motion, seconded by Ms. Orphal, to recommend the County Board approve a Resolution authorizing the re-naming of an allocated funding component. The motion carried with a voice vote of all ayes.

CDBG Commission Bylaws – Resolution: Ms. Draffkorn made a motion, seconded by Ms. Donner, to recommend the County Board approve a Resolution adopting an amendment to the Community Development Commission Bylaws. Ms. Schuster stated she is “astounded” by the second half of the proposed amendment regarding absences, which states...”or if he or she is found to undermine the proposes of the Commission...” She asked how can you remove a member who disagrees. She stated she could not support the Resolution if this clause remains.

Approved: 5/20/10

She made a motion to remove the clause from the Resolution. The motion failed for lack of a second. The main motion passed with a majority voice vote of all ayes and one nay (Schuster).

Proclamation – Look at Local History: Ms. Draffkorn made a motion, seconded by Mr. Munaretto, to recommend the County Board approve a Proclamation promoting May 2010 as Look at Local History Month as corrected. The motion carried with all members present voting aye on a voice vote.

REPORTS TO COMMITTEE, AS APPLICABLE:

Chicago Metropolitan Agency for Planning:

- A. Go to 2040 – Mr. Sandquist reported that CMAP would like to be put on a P&D June agenda to present and make a report on their draft 2040 Plan. Members agreed to add this to a meeting agenda for June.
- B. Northern Illinois Greenways Plan: Mr. Sandquist distributed this brochure that was developed by CMAP that incorporated McHenry County data into the plan.

Community Development Block Grant Commission: No update given.

Ms. Wanaski suggested adding a report for the Housing Commission to future agendas. Committee members agreed that this should be included on the P&D agenda for the first meeting of each month.

Historic Preservation Commission: The Victory Garden has been prepared for planting which will begin later this month. Ms. Wanaski reported that the McHenry County Division of Transportation (McDOT) recently spoke with the Historic Preservation Commission regarding historic property that may be in or near right-of-ways and how concerns can be addressed to minimize problems with future road projects.

National Planning Conference: Mr. Sandquist reported that he attended the National Planning Conference that was held in Washington D.C. this past April. The attendees expressed their enthusiasm in the new administration and programs that are being developed. The new administration has established the Office of Urban Affairs which is located in the White House. New grant programs with HUD and DOT are being implemented. Mr. Sandquist attended many interesting sessions, including one on comprehensive planning, one on hiring consultants and wind turbines. All were good topics and contained many ideas which can be used by the County.

NEW BUSINESS (continued):

Housing Commission Interviews: Ms. Ciampi reported that Ms. Toole was ill today and unable to attend. Members agreed that the interview for Ms. Toole would be rescheduled. The Committee then interviewed Brent Burns for appointment to the Housing Commission. Mr. Burns reviewed his background noting he has lived in the Village of Cary for the past five years. He has been in the mortgage planning business for 19 years. He expressed his desire to advocate affordable housing in McHenry County, noting this must begin with awareness. Members thanked Mr. Burns for meeting with the Committee today and stated he would be contacted regarding this appointment.

Ms. Ciampi provided a review of what positions are currently available on the Housing Commission. She stated there are five remaining seats on the voting block of the Commission. One of those vacancies is to be filled by a representative of an Association/Organization, which could be Mr. Burns and one vacancy is for a tenant or users of housing, which could be Ms. Toole. She added that all applications are held for one year. After discussion, Mr. Munaretto made a motion, seconded by Ms. Donner, to recommend the County Board approve the appointment of Brent Burns to the Housing Commission to be a representative of the banking community. The motion carried with a roll call vote of all ayes (Munaretto, Schuster, Donley, Donner, Draffkorn, Orphal and Hill). It was noted that due to the recent resignation of Charles Eldredge, there is an opening on the non-voting block. Mr. Donley made a motion, seconded by Mr. Munaretto, to recommend the County Board appointment Corey Brackmann to the Housing Commission to represent the McHenry County Association of Realtors – voting block. The motion carried with a roll call vote of all ayes (Munaretto, Schuster, Donley, Donner, Draffkorn, Orphal and Hill). Ms. Donner commented that she supports the appointment of Ms. Toole to the Housing Commission.

OLD BUSINESS:

2030 Plan Modifications: The Committee reviewed a staff listing of the revisions to the 2030 Plan that were approved at the April 20th County Board meeting. They compared these with "revised" minutes from that meeting. Members made comments on several points noting that staff wording did not "match" with the minutes. Mr. Donley noted that the County does not have an official policy on Agritourism as nothing has ever been adopted. It was noted that many of the points raised by the Agritourism Task Force have been absorbed by other departments. Mr. Munaretto pointed out that the Task Force had made recommendations that many of the procedures should be added to the Zoning Ordinance by the Task Force, these issues need to be addressed and a decision made as to how to proceed. A clear definition of Agritourism needs to be adopted at some point. Ms. Schuster stated it is important to have a clear definition as agritourism is raised during many zoning issues. Mr. Munaretto commented that the Task Force worked for 18 months to issue a report. Ms. Wanaski noted that the report was to be brought forward and addressed when the Zoning Ordinance is updated. Other points that were never addressed included mass gatherings. Mr. Sandquist pointed out that a definition of agritourism appears on page 30 of the 2030 Plan, which begins...."Agricultural Tourism and/or Agritourism is the practice of visiting an agricultural business, horticultural or agricultural operation including, but not limited to, a farm, orchard, winery, and companion animal or livestock show...." Mr. Donley responded that this definition is too vague. The intent of agritourism was to have agr uses for farms, but the task force could never pin down specifics. Mr. Munaretto stated that the County Board needs to be thoughtful in defining agritourism. He suggested that the report from the Task Force be re-addressed with follow-up discussions. Mr. Sandquist stated this is a legislative decision to be made by the County Board. He stated the department will re-issue a memo on agritourism for consideration on the next committee agenda.

Members then continued their discussion of the revisions made to the 2030 Plan. Language for point 20 was discussed. It was noted that the minutes reflect a reference to pre 1979. Mr. Sandquist noted that the specifics of the pre-existing areas of 1979 cannot be determined. Therefore, staff adding wording that is not specific which seemed to make more sense. Mr. Munaretto stated that language used by staff does make more sense. He stated part of the problem is members do things on the Board floor that may not be something that can be done. He stated without the entire Plan to look at, he still does not know what all these revisions will mean. Ms. Schuster agreed with the staff language for Page 126 (item 20 on the staff revisions document). Mr. Sandquist also distributed a revised "Results" to the 2030 Plan which was reviewed by members.

MISCELLANEOUS:

Ms. Wanaski reported that Mr. Brackmann, who the Committee is recommending for appointment to the Housing Commission, is not a member of the Home Builders, but does work in construction and development. Members asked that the records reflect that he is not a member of the Home Builders Association.

Mr. Donley asked for an update on a resident on Route 20 in Coral Township who continues to have "weird" junk displayed on his property. Mr. Hansel reported he did go out and visit with this gentleman and he is aware of the issues. The State's Attorney is addressing these concerns. Mr. Munaretto commented that the Nuisance Ordinance is a problem of zoning and should be addressed by the Planning and Development Committee, not the NERC. He added that NERC should not be addressing wind turbines as this is also a Planning and Development Committee issue. Mr. Donley questioned if there was a law regarding the number of vehicles that can be in one yard. Ms. Schuster stated that Administrative Adjudication needs to be implemented, which is also part of the Committee's responsibility. Mr. Sandquist noted that NERC has also discussed this issue.

Mr. Sandquist provided an update on an effort to work with the City of Marengo on a variety of services including permits and inspections. Mr. Sandquist noted that the department may have some limited capacity to assist, but there would need to be some kind of "out" clause. He will have more discussions with the City of Marengo.

EXECUTIVE SESSION: None

ADJOURNMENT

Ms. Orphal made a motion, seconded by Ms. Donner, to adjourn at 9:45 a.m. The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD ACTION:

Resolution adopting an amendment to the Community Development Commission Bylaws
Resolution authorizing the re-naming of a CDBG allocated funding component
Proclamation promoting May 2010 as Look at Local History Month
Resolution appointing Brent Burns and Corey Brackmann to the Housing Commission
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