

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

MINUTES OF THURSDAY, MARCH 17, 2011

Chairman Hill called the Planning and Development Committee meeting to order at 8:30 a.m. The following members were present: Tina Hill, Chairman; Randy Donley; Mary Donner; Sue Draffkorn; Marc Munaretto and Ersel Schuster. Jim Heisler was absent. Also in attendance: Peter Austin, County Administrator; Dennis Sandquist and Darrell Moore, Planning and Development; Pam Palmer, Auditor; Sarah Ciampi and Karen Calendo, Community Development; Mary McCann, County Board; interested public and press.

Tina Hill, Chairman	
Randy Donley	Mary L. Donner
Sue Draffkorn	Jim Heisler
Marc Munaretto	Ersel Schuster

MINUTE APPROVAL: None.

PUBLIC COMMENT: None.

PRESENTATIONS: None.

SUBDIVISIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Chairman Hill requested that Item No. 6.1 be deferred until Mr. Henry arrives for his interview.

Housing Commission 2010 Year End Report: Ms. Ciampi and Ms. Calendo joined committee members and provided a summary of the 2010 Year End Report for the McHenry County Housing Commission. In December, 2010 the Housing Commission and the County Board held a community Education Event with nationally-known speaker Elliot Eisenberg, Senior Economist for the National Home Builder Association. They had approximately 100 participants and the feedback from the participants was very positive. The Commission has also been assisting the Community Development Division with bringing them into compliance for the HOME program, namely the Affirmative Marketing Plan for the County which they are required to have in place for all Federal grants. They have also been working on the Analysis of Fair Housing Impediments to assist in bringing about compliance with the Department of Housing and Urban Development (HUD). Ms. Ciampi was asked to provide a brief explanation of Goal G: Determine applicable housing policy programs and tools; program to implement such findings. She stated that they currently do not have any means of reporting fair housing violations. An example of a fair housing violation would be someone who was discriminated against because of their age, gender, or number of children. The only entity that currently handles these types of claims is the Housing Authority and they normally refer people directly to HUD. They have been working with the State's Attorney's Office and the Housing Commission and they will now have HUD claim forms available at the County buildings, township buildings, key libraries and other public entities. They will not be the jurisdiction to make any decisions concerning fair housing violations. They will collect the reports on behalf of HUD, forward them to HUD's regional office, and keep records of the number of reports forwarded to HUD.

Equestrian Uses – Discussion: Mr. Sandquist mentioned that at the last Planning and Development Committee meeting they left off that it was a unanimous, informal consensus that the proposed changes to the zoning ordinance drafted by staff and presented to the committee at the prior meeting were not going to move forward. It was previously discussed that committee members would continue to meet with members of the equestrian community and neighbors for ideas and those ideas would be brought back to this committee for further discussion. Mr. Munaretto mentioned that he had a different understanding of where they had left off from the prior meeting. His understanding was that the Chairperson was going to start a taskforce, and what appears to have formed is an ad hoc group of members of the equestrian community. He feels that is desirable, but he feels their needs would be better served if they had better guidance for the equestrian community. Chairman Hill stated they mentioned at the previous meeting that they were one step ahead of forming a taskforce and they felt it would be beneficial to discuss this matter during another meeting and decide whether or not they would be forming a taskforce. She received correspondence from Frank Bowman, Executive Director of the

Horsemen's Council of Illinois and she will provide committee members with a copy of his letter for their review. Mr. Munaretto mentioned that having an ad hoc committee formed is desirable because it provides an opportunity and a platform for members of the equestrian community to discuss some of the issues that the committee mentioned may be a problem, but are not a problem as far as he is concerned. He feels the ordinances in place have been operating the way they were intended for a long time. He does not feel there is a need for them to change anything. He would like P&D to turn its perspective 180 degrees and embrace it. The County should make sure that these land uses are appropriately located. In his opinion, they do not need to regulate this industry. He feels it is important that they say this because there is a misperception among members of his district that are extremely interested in the discussion the County has encountered with this issue. Ms. Donner feels they should take this challenge and make it an opportunity. Mr. Munaretto mentioned that there are complaints concerning some of the cultural components to the equestrian businesses in McHenry County, but they exist and are a part of our heritage and the County needs to find a way to accommodate that cultural component in McHenry County's heritage and not compromise our land use policies. Ms. Schuster feels they should discuss these issues and the Ordinance with the State's Attorney's Office. She encouraged the equine community to continue to provide committee members with information about the equine community so they may include it in future discussions. Mr. Munaretto asked what the formal link is between the discussions the ad hoc committee have and the Planning and Development Committee. Chairman Hill mentioned that members of the equestrian community have met on their own. Dr. Rachel Kane, DVM, mentioned that they had a meeting after the previous Planning and Development Committee meeting and another meeting is scheduled for March 28 to formalize their group. They plan to organize a way to communicate directly with the P&D Committee, as well as any executive committees their group forms. Their first meeting was very informal and they discussed ways they can help educate the County Board on what goes on with the County's equine community and what their needs are. Chairman Hill asked that future communications be provided to both Mr. Sandquist, Director of Planning and Development, and herself as Chairman of the Planning and Development Committee. Mr. Sandquist and Chairman Hill will provide members of the P&D Committee with communications received from their group.

McHenry County Housing Commission – Interview of David Henry:

Ms. Ciampi stated that there are several openings on the Housing Commission. Two members have resigned and because of unfortunate series of events, two additional members can no longer serve due to health problems. The voting block is their main concern because they want to make sure they can maintain an active quorum in order to make decisions for the Commission. She mentioned that Mr. Henry would fit as a voting member of the Housing Commission and if selected would fill the vacated position of Walter Tashjian with a term to expire on April 30, 2012.

Committee members interviewed David Henry for consideration for appointment to the McHenry County Housing Commission. Ms. Draffkorn made a motion, seconded by Mr. Munaretto, to recommend the appointment of David Henry to the McHenry County Housing Commission as a voting member. He will replace the position vacated by Walter Tashjian with a term to expire April 30, 2012. The motion carried with all members present voting aye on a roll call vote (Donley, Donner, Draffkorn, Munaretto, Schuster and Hill).

REPORTS TO COMMITTEE:

Chicago Metropolitan Agency for Planning:

Chairman Hill referenced a memorandum dated March 2, 2011 to the Chicago Metropolitan Agency for Planning (CMAP) Board from the CMAP Staff which concerned State legislative updates that CMAP opposes, supports, or is neutral. It mentioned House Bill 267 by Jack Franks (D-Woodstock) concerning opting out of paying RTA taxes. She will provide committee members, along with members of the Legislative Committee, with a copy of the memorandum.

Mr. Sandquist mentioned that CMAP received approximately \$5 million in Federal HUD, transportation, and EPA funds for projects that link land use, transportation and housing. His department submitted an application for technical assistance to do a sub-area plan for the waterfront communities which include areas along Wonder Lake, the Fox River and the Chain-O-Lakes where there are smaller homes on small lots that may have difficulty maintaining the property because of the County's current regulations with well and septic issues and FEMA regulations. They will be providing technical support to the County for this project. A staff member will be working on the project under the direction of the P&D Department. There were 260 projects submitted and CMAP has committed to do 20 projects with McHenry County's project being one of the projects selected.

Ms. Ciampi reported that recently Metropolitan 2020 did a study of affordable housing with the City of Woodstock. Metra 2020 is now focusing on doing a similar study for the southern suburbs of Cook County and they have been talking with CDBG concerning the possibility of doing a study in McHenry County. CMAP has a new Housing Coordinator and she will meet with the Coordinator at CMAP's meeting next month. She will report back to the committee to discuss whether or not there is an interest in doing such a study for a municipality in the County.

Community Development Block Grant Commission: Ms. Ciampi stated that CDBG Commission and the Housing Commission will have a joint meeting on March 30, 2011. This will be the second joint hearing for HOME allocations. They issued the notice of funding availability in February. They had two applications, one from the Housing Authority to do their home owner occupied rehab and that was a program they had many issues with their expenditures in the past. They have spent all of their CDBG money and they were just awarded more money at Tuesday's meeting. They have spent most of their HOME money. The second applicant was Banner Acquisitions and they have applied for a tax credit project in Crystal Lake. They did not make it through IHDA's (Illinois Housing Development Authority) tax credit round. McHenry County did not have any preliminary approvals for this tax credit round.

Historic Preservation Commission: Mr. Sandquist reported that MCDOT has designated Fleming Road as a scenic road and MCDOT will be providing signage for the scenic roadway. Members of the committee will receive information concerning the dedication ceremony in April for Fleming Road. Mr. Munaretto mentioned that he feels the McHenry County's Division of Transportation is somewhat in conflict with the philosophy of conservation or its design of this road. There have been discussions concerning protecting Fleming Road as a scenic road and it is a part of the heritage of McHenry County. They have encouraged people who develop roads in McHenry County to build narrower roads that are different from the standard 37.5' back-to-curb subdivision-type roads. We are using the "context sensitive" design. It appears to him that it is a platform for MCDOT to tell the "context sensitive" people what to do. Mr. Munaretto mentioned that MCDOT operates from a different set of standards from the ones applied from a land use perspective in McHenry County. Mr. Sandquist reported that the Division of Transportation and the Transportation Committee and staff did not oppose the designation, but it is an honorary designation.

Housing Commission: Previously reported.

MISCELLANEOUS:

Dr. Kane questioned the committee as to the previously proposed changes to the existing zoning ordinance. Chairman Hill stated that the proposed changes were tabled and there is no proposed action at this time. She mentioned that the committee is in the midst of redoing the zoning ordinance as a whole.

Mr. Sandquist mentioned that the next step in the Unified Development Ordinance (UDO) process will be a public meeting on April 6, 2011 at 6:00 p.m. There will be presentations at 6:00 p.m. and 7:20 p.m. and following the presentations the public will be able to provide comments to the consulting team regarding issues they feel should be addressed in the UDO, or topics they feel should be addressed.

Mr. Sandquist mentioned that a Planning and Development Committee meeting is scheduled for 8:30 a.m. on Thursday, April 7, 2011 which is 30 minutes before the County Board meeting on the same date. He questioned whether or not the committee wanted to keep this meeting date/time, or whether they wanted to cancel it and re-schedule it for another date/time. It was the consensus of the committee to cancel the Planning and Development Committee meeting scheduled for April 7, 2011 at 8:30 a.m. and to schedule a special Planning and Development Committee meeting for April 19, 2011 at 6:15 p.m.

Ms. Schuster suggested that the members of the equine community present at the meeting view the County's website, specifically the County Board Meetings section, in order to obtain the most up-to-date information for the schedule of meetings. Agendas may also be viewed on the County's website, along with viewing documents that are attached to the agendas. They may also provide comments via email at the Planning and Development Department's section on the website.

EXECUTIVE SESSION: None.

ADJOURNMENT:

Noting no further business, Ms. Schuster made a motion, seconded by Ms. Donner, to adjourn the meeting at 9:17 a.m.
The motion carried with a unanimous voice vote.

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RECOMMENDED FOR BOARD/COMMITTEE ACTION:

Recommend the appointment of David Henry to the McHenry County Housing Commission as a voting member

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