

**PLANNING & ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES**

April 25, 2006

CALL TO ORDER

Chairman Fred Lobo called the meeting of the Planning and Economic Development Commission to order at 7:30 p.m.

ROLL CALL

Members present: Ron Hameetman, Viki Karls, Don Kendeigh, Bob Nunamaker, Mike Schiestel, Mary Lu Seidel and Fred Lobo (Chairman). Also present were Village Planner Al Maiden, Building & Zoning Superintendent Curt Ulrich, Village Administrator Art Osten, and Clerk Donna Brouder.

APPROVAL OF FEBRUARY 21, 2006 PEDC MINUTES

A motion was made by Karls and seconded by Nunamaker to approve the minutes from the February 21, 2006 PEDC meeting with the following change. Under Chicago Trade Show on page 2, restaurant should be changed to convenience store. A roll call vote followed with all in favor. The motion was passed.

RESIDENTS COMMENTS

Kathleen Halko of 980 Ski Hill Road was present. Her home is at the corner of Ski Hill and Route 22 and was told by her neighbor that he is working with the Village to change the zoning from residential to office on his two-acre property. Superintendent Ulrich stated there have been no requests to change zoning on those parcels. Ms. Halko was told that if someone did try to change zoning, there would be a public hearing and she would be notified according to the zoning process.

UPDATES

Chamber: Member Nunamaker reported that Leader True Value is holding their annual Open House Barbecue on May 20th. They will have a Weber Grillmaster demonstrating cooking techniques. John McHugh will be inviting other Stone Hill shops to do open houses/sales as well. The Chamber is up to 400 members. The Chamber Garden Walk is June 24th and will include Bob Nunamaker's home. The new member breakfast is May

25th and there is also a box lunch seminar the same day at noon ~ "Recruiting and Retaining Quality Employees". June 7th is the Business Roundtable. They are having a Board Blitz after the next meeting when they'll be visiting businesses ~ both members and non-members. Member Nunamaker attended a presentation on groundwater in McHenry County from Larry Thomas of Baxter & Woodman. The shallow aquifer is

drying up and Algonquin Township communities will eventually be importing water from new wells in western McHenry County.

Administration Osten reported that Fox River Grove draws from a separate aquifer that is not in danger. We should have no problems because our recharge areas are not densely populated. A groundwater section should be added to our Comprehensive Plan under Geology/Geography to recognize and be vigilant about our water resources. There is also a technique for using pavers with holes for driveways rather than asphalt. We can consider changing our code to have this type of surface to allow more absorption of rainwater.

Member Seidel attended Jim Patchett's seminar on Environmentally Friendly Stormwater Management last month and she will print her notes and pass them out at the next meeting.

MCEDC: May 20th is the date for "Imagine McHenry County seminar" at the Crystal Lake Holiday Inn. To register call 815-455-4618.

Planning & Zoning Class: Member Nunamaker attended a Planning & Zoning Workshop April 22nd. Planning and Zoning is a team effort with the Village Board.

Zoning is an exercise of the Village's police power. Must balance public good with private rights. It is the implementation of the Comprehensive Plan. Without planning, it is hard to back up zoning. Zoning variations, if granted, must meet a number of legal criteria. The solution must be in harmony with the neighborhood and must not be unreasonable.

The Comprehensive planning process considers alternative futures for the Village. It is a document that sets standards and is the basis for all future decisions for the Village. A Plan gives you support in court. If you don't have a Plan, your Village will develop in a haphazard way and be less attractive to homeowners and businesses. Surrounding towns will realize the tax dollars new development brings.

All planning and zoning members should be familiar with Village Comprehensive Plan and Zoning Ordinances.

It is recommended that there is more than one public hearing. Our plan should have high density and multi family growth. Baby boomers are down-sizing – have something available for them. People want walkable commutes, public transportation, quality schools. Protect average daily transit volume, watch curb cuts, combine driveways and parking. Road capacity is only so much.

Village staff coordinates the Village and Commissioners information very well. We are well informed.

Public Health & Safety Report: Superintendent Ulrich gave an update on newer businesses. Dick's Roadhouse will have plans to Village in next ten days. Tuesday Morning, Jimmy John's, Five O'Clock Steakhouse and Tobacco for Less will all be

opening soon. The owner of the Five O’Clock Steakhouse property will be looking into additional use of the property.

Preferred Development has two zoning hearings Tuesday, May 2nd ~ a variance for 13,000 square feet and a drive up facility and a special use for parking and outdoor seating.

Job shadowing is being done by MCEDC member businesses and is similar to the tours Fox River Grove provides students on Government Day.

Rolf C. Campbell & Associates is looking at EAV’s from County records and will prepare conceptual redevelopment plans for individual block areas based on what the market can support. If approved by the Village Board, they will be marketed to private development firms.

Higher densities help to stop urban sprawl, traffic congestion, saves water and creates more green space. Higher building with denser populations will likely be needed to cover redevelopment costs of purchase, tear down and site preparation.

Members should review all comments on the Comprehensive Plan. That will be only thing on the agenda for May. General comments that were not captured should be sent to Administrator Osten by May 9th.

OTHER BUSINESS

Barrington Farms Subdivision Review: Village is reviewing because it is within 1.5 miles of the Village. After having de-annexed from Barrington Hills, they are looking to change zoning from A-1 to Residential PUD. There have been nine meetings. The County ZBA has not made any decisions yet. Member Seidel does not see how it will have no impact on the roads. When asked, Al Maiden stated it is a very good development plan and a good use of open space.

Comments and concerns need to be sent to Administrator Osten, Superintendent Ulrich and Chairman Lobo by Friday. It should be bullet point comments relative to our concerns and /or approvals for the zoning of the property. When the property is being developed, then we should forward our other concerns.

Member Seidel asked who will manage and own the public/open space. It does not say on their website. It is public or homeowner’s owned?

Chairman Lobo stated the members have two assignments ~ the Station Area Plan and their comments on Barrington Farms Proposed subdivision.

ADJOURNMENT

A motion was made by Karls and seconded by Seidel to adjourn the meeting at 9:50 p.m.

Fred Lobo, Chairman

Date Approved

Donna M. Brouder, Acting Secretary

