City of McHenry
Planning and Zoning Commission Minutes
February 20, 2019

Chairman Strach called the February 20, 2019 regularly scheduled meeting of the City of McHenry Planning and Zoning Commission to order at 7:33 p.m. In attendance were the following: Doherty, Gurda, Miller, Sobotta, Strach, and Walsh. Absent: Thacker. Also in attendance were Director of Economic Development Martin and Economic Development Coordinator Wolf.

Chairman Strach opened the public portion of the meeting at 7:33 p.m. There was nobody in attendance who wished to address the Commission with public comment.

Approval of Minutes
Motion by Sobotta seconded by Doherty to approve the December 13, 2018 Regular Meeting minutes of the Planning and Zoning Commission as presented:

Voting Aye: Doherty, Gurda, Sobotta, Strach, and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: Miller.
Absent: Thacker.
Motion carried 5-0.

File No. Z-943
Final Plat of Subdivision: McHenry Senior Partners Subdivision; and Variance from the Subdivision Control and Development Ordinance Section 6.13
To allow above-ground structures along Bull Valley Road.

Chairman Strach called the discussion to order at 7:35 p.m. regarding File No. Z-943 an application for a Final Subdivision Plat Approval for McHenry Senior Partners Subdivision and Variance from Section 6.13 of the Subdivision Control and Development Ordinance to allow above-ground structures along Bull Valley Road with Conditions.

In attendance was Andrew Heinen - Civil Engineer, Kimley-Horn, 1001Warrenville Road, Lisle, IL. Mr. Heinen stated he is present representing Troy Bertsch, the developer and future owner of the property. Mr. Heinen stated this is the final plat process since the preliminary plat has already been approved.

Director Martin provided the Commission with the Staff Report regarding this matter stating the subject property is part of a larger tract of land which wraps around from Bull Valley Road to Illinois Route 31 and consists of approximately 5.825 acres. The applicant is proposing to subdivide a smaller tract of land off from a larger piece. Additionally, the applicant is requesting a variance from Section 6.13 of the Subdivision Control and Development Ordinance, which requires all new subdivisions to bury existing utility structures.
The Final Plat of Subdivision for the subject property was presented. Director Martin stated Staff has reviewed the plat, spoken to the City Engineer and believes the final plat is in substantial conformance with the preliminary plat approved last year. Staff has found the plat to be in substantial conformance with all city ordinances relating to a final plat of subdivision and would recommend the Planning and Zoning Commission recommend approval of the final plat.

A statement of justification/criteria submitted for the applicant’s requested variation from Section 6.13 Public Utilities, Underground, was presented.

Director Martin stated Staff believes the variance is justified particularly due to the planned future roadway expansion (Bull Valley Road) and the reasons stated in the statement of justification/criteria submitted by the applicant. He further stated that while any future roadway expansion will occur as part of an overall plan McHenry County has, there is no definitive timetable and burying the power lines and then having to relocate them in the future does not make sense and is impractical. Director Martin remarked a similar variance was granted to the Ricky Rockets Subdivision along Chapel Hill Road.

Director of Economic Development Martin stated Staff recommends approval of the Final Plat of Subdivision: McHenry Senior Partners Subdivision prepared by Compass Surveying Ltd. dated 6/29/18 with a latest revision date of 1/2/19 and Variance from Section 6.13 of the Subdivision Control and Development Ordinance to allow above-ground structures along Bull Valley Road with conditions as presented.

Chairman Strach invited questions and/or comments from the Commission.

Commissioner Doherty inquired if sidewalks are being added. Director Martin stated there will be sidewalks along Ridgeview and noted one of the conditions of his recommendation is that a monetary contribution is made in lieu of bike path construction along Bull Valley Road. He further noted the petitioner is also dedicating 20’ of right of way along Bull Valley Road.

Motion by Miller, seconded by Sobotta, to recommend to City Council that the Final Plat of Subdivision for McHenry Senior Partners Subdivision prepared by Compass Surveying Ltd. dated 6/29/18 with a latest revision date of 1/2/19 and Variance from Section 6.13 of the Subdivision Control and Development Ordinance to allow above-ground structures along Bull Valley Road, be approved, subject to the following conditions, as presented:

1. Compliance with all revisions and comments pertaining to site engineering by Staff; City engineer and McHenry County Highway Division;
2. Plat must be recorded within six months of City Council approval by ordinance and;
3. A storm water permit, along with a storm water pollution prevention plan, shall be submitted and approved by the city engineer and staff prior to construction or any site work being completed;
4. Monetary contribution shall be made in lieu of bike path construction along Bull Valley Road.

Voting Aye:  Doherty, Gurda, Miller, Sobotta, Strach, and Walsh.
Voting Nay:  None.
Not Voting: None.
Abstaining: None.
Absent: Thacker.
Motion carried 6-0

Chairman Strach closed the discussion regarding File No. Z-943 at 7:40 p.m.

**Staff Report**

Director Martin also stated that the March 20, 2019 regularly scheduled meeting will be held at 7:30 p.m. in the Council Chambers.

**Adjournment**

Motion by Sobotta seconded by Miller to adjourn the meeting at 7:45 p.m.

Voting Aye: Doherty, Gurda, Miller, Sobotta, Strach, and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: Thacker.
Motion carried 6-0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

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Shawn Strach, Chairman
City of McHenry
Planning & Zoning Commission