Chairman Strach called the September 19, 2018 regularly scheduled meeting of the City of McHenry Planning and Zoning Commission to order at 7:32 p.m. In attendance were the following: Doherty, Gurda, Miller, Sobotta, Strach, Thacker, and Walsh. Absent: None. Also in attendance were: Director of Economic Development Martin, Economic Development Coordinator Wolf and Economic Development Assistant Conaway.

Chairman Strach opened the floor to public comment.

Mr. Mike Mrachek, 4582 Loyola Dr, McHenry, IL, was sworn in stating he is representing his family’s business, Colonial Funeral Home. Mr. Mrachek welcomed the new business to McHenry and is happy they chose the subject property. He stated that he spoke with Director of Economic Development Martin regarding the temporary detention area at Colonial Funeral Home and noted that the original future plans were to be for a central detention for the entire development. He wanted to make sure that concept was not lost because Colonial Funeral Home would want to tie into that area for additional parking where the temporary detention is currently located. He presented the commissioners with several documents regarding the original Zoning Map Amendment & Conditional Use for a Mortuary at Bull Valley Road & Ridgeview Drive Extension—Colonial Funeral Home which states “the storm water detention area will be permitted as a temporary improvement, as future subdivision of the larger Pacini property will be required to provide a regional detention area”. Mr. Mrachek stated they are in attendance to have the inquiry on formal record and also were interested to see what the plans for the master detention would be. Director of Economic Development Martin stated he spoke with Mr. Mrachek and Mr. Pacini regarding this expansive property area. He stated Mr. Pacini is open to the regional detention concept and is aware of the concerns of Mr. Mrachek and the petitioner. He stated that staff would follow up with Mr. Pacini. He further stated the property, as proposed tonight, is fine but he too would like a resolution to Mr. Mrachek’s question about when the regional detention area would be completed.

Commissioner Thacker inquired as to timing of the improvement request. Director of Economic Development Martin stated the original request was in 2009 and that enough time has passed and the project needs to move forward. Chairman Strach stated the commissioners would have the chance to review the documents and suggested that this item be added to a future Planning & Zoning Commission agenda because both properties—Colonial Funeral Home and the applicant, need the detention area. Director of Economic Development Martin stated there would need to be a written agreement between the parties involved.

Chairman Strach closed the public comment portion of the meeting at 7:39 p.m.
Approval of Minutes
Motion by Sobotta, seconded by Miller, to approve the August 15, 2018 special meeting minutes of the Planning and Zoning Commission, as presented:

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

Public Hearing: Troy Bersch
File No. Z-935
Bull Valley Road and Ridgeview Road
Zoning Map Amendment request from I-1 Industrial to O-1 Local Office and a Conditional Use Permit to allow for an Institutional Use/Skilled Nursing Home Facility at the Northeast Corner of Bull Valley and Ridgeview Roads

Chairman Strach called the Public Hearing to order at 7:41 p.m. regarding File No. Z-935 an application for a Zoning Map Amendment request from I-1 Industrial to O-1 Local Office and a Conditional Use Permit to Allow for an Institutional Use/Skilled Nursing Home Facility and a Preliminary Subdivision Plat Approval at the Northeast Corner of Bull Valley and Ridgeview Roads.

Chairman Strach stated Notice of the Public Hearing was published in the Northwest Herald on August 23, 2018. Notices were mailed to all abutting property owners of record as required by ordinance. The subject property was posted. A Certificate of Publication and Affidavit of Compliance with notice requirements are on file in the City Clerk’s Office.

In attendance were Nicole Jablonski, 6840 W. Touhy, Niles, IL; Troy Bersch, Director - Leo Brown Group, 802 E 86th Street, Indianapolis, IN, 46204; and Andy Heinen - Civil Engineer, Kimley-Horn, 1001 Warrensville Road, Lisle, IL, who were sworn in by Chairman Strach. Mr. Bersch stated they are a medical health care developer out of Indianapolis, IN. He stated that Bill Morton, Vice President of Business Development was also in attendance. They are excited to bring this proposed state of the art, fully licensed, long term care and rehab facility before the City of McHenry for a Zoning Map Amendment from O-1 to I-1 to allow for local office use, a Conditional Use Permit and a Preliminary Subdivision Plat Agreement. He opined that the facility would fill a void in the area.

Director of Economic Development Martin stated that in order to facilitate the planning, engineering and construction of this facility the applicant is seeking the following:

- Zoning Map Amendment from I-1 Industrial to O-1 Local Office;
- Conditional Use Permit for an Institutional Use; and
- Preliminary Subdivision Plat Approval.
He further stated the applicant is seeking a zoning map amendment to O-1 Local Office. This zoning classification is consistent with the zoning to the west and the office land uses to the south, as well as Northwestern Hospital.

Director of Economic Development Martin stated that the site is located on a major state highway, at a lighted intersection. There are also thousands of residents within a few miles of this site, and the site is practically equidistant from Illinois Route 31 and Crystal Lake Road.

He further stated that the applicant is requesting a Conditional Use Permit to allow an institutional use for a skilled nursing facility. An institutional use is a building housing more than 25 persons that are cared for on a 24 hour basis. He opined that it will complement surrounding land uses and serve the immediate area well in addition to people from other cities and towns and is compatible with the other medical uses in the area.

Director of Economic Development Martin stated that the applicant is also seeking preliminary subdivision plat approval. Staff sent the preliminary plat and preliminary engineering to HR Green for review but that the applicant would need to come back for final plat/engineering.

There are some minor comments on the plat, a sidewalk or bike path should be provided along Bull Valley Road; additionally Ridgeview Drive is a bike path route on the City’s Bike Path Plan. He stated that the right-of-way dedication along Bull Valley Road is consistent with the needs of the McHenry County Highway Division. He stated there are three access points off of Ridgeview Drive, two would serve customers and the third is a service drive. He stated this is a $17.4 million improvement project and opined the building would be a great addition to the area.

Director of Economic Development Martin stated staff recommends approval of a Zoning Map Amendment from I-1 Industrial to O-1 Local Office. Staff finds the requirements set forth in Table 33 have been met.

Director of Economic Development Martin stated staff recommends approval of the Conditional Use Permit to allow an Institutional use subject to the following condition:

- The project is developed in accordance with the Site Plan prepared by 2401 Incorporated dated 7/13/18 and consisting of one page, and Exterior Elevations and Renderings prepared by 2401 Incorporated dated 7/13/18 consisting of two pages.

Staff finds the requirements set forth in Table 31 have been met.

Director of Economic Development Martin stated staff recommends approval of the Preliminary Plat of Subdivision for McHenry Senior Partners Subdivision prepared by Compass Surveying Ltd. dated 6/29/18 consisting of one sheet subject to the following conditions:
- A sidewalk or bike path shall be installed along Bull Valley Road along the entire frontage of the property;
- A sidewalk or bike path shall be installed along Ridgeview Drive along the entire frontage of the property;
- The right-of-way dedication along Bull Valley Road is consistent with the needs of the McHenry County Highway Division;
- Comments in the letter from HR Green dated 7/27/18 are addressed.

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

Commission Doherty inquired if the sidewalks would be installed all the way down Bull Valley and Ridgeview Roads. Mr. Heinen stated that they are proposing sidewalks on the east side of Ridgeview from the north property line to the signalized intersection at Bull Valley Road and that they are working with McHenry County to dedicate a sidewalk for future use on Bull Valley Road. Chairman Strach opined that the bike path would be in front of building by next year.

There was nobody in attendance who wished to address the Commission regarding this matter. Chairman Strach closed the public comment portion of the hearing 7:48 p.m.

Motion by Miller, seconded by Sobotta, to recommend to City Council with regard to File No. Z-935 application for Approval of a Zoning Map Amendment from I-1 Industrial to O-1 Local Office, as presented be granted, and Staff finds the requirements set forth in Table 33 have been met.

Voting Aye: Doherty, Gurda, Miller, Sobotta, Strach, Thacker and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: None.
Motion carried: 7-0.

Motion by Doherty, seconded by Walsh, to recommend to City Council with regard to File No. Z-935 application for Approval of the Conditional Use Permit to allow an Institutional use for a Skilled Nursing Home Facility subject to the following condition:

- The project is developed in accordance with the Site Plan prepared by 2401 Incorporated dated 7/13/18 and consisting of one page, and Exterior Elevations and Renderings prepared by 2401 Incorporated dated 7/13/18 consisting of two pages.
be granted, and Staff finds the requirements set forth in Table 31 have been met.

Voting Aye: Doherty, Gurda, Miller, Sobotta, Strach, Thacker and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: None.
Motion carried: 7-0.

Motion by Sobotta, seconded by Gurda, to recommend to City Council with regard to File No. Z-935 application for Approval of the Preliminary Plat of Subdivision for McHenry Senior Partners Subdivision prepared by Compass Surveying Ltd. dated 6/29/18 consisting of one sheet subject to the following conditions:

- A sidewalk or bike path shall be installed along Bull Valley Road along the entire frontage of the property;
- A sidewalk or bike path shall be installed along Ridgeview Drive along the entire frontage of the property;
- The right-of-way dedication along Bull Valley Road is consistent with the needs of the McHenry County Highway Division;
- Comments in the letter from HR Green dated 7/27/18 are addressed.

Commissioner Miller inquired if a bullet point for engineering and drainage would be added. Director of Economic Development Martin stated that would be handled by staff and separate from this vote. Chairman Strach opined this was a subdivision issue and not the petitioners.

Voting Aye: Doherty, Gurca, Miller, Sobotta, Strach, Thacker and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: None.
Motion carried: 7-0.

Chairman Strach closed the Public Hearing regarding File No. Z-935 at 7:55p.m.
H.B. Brewer (The Chapel)
File No. Z-938
1809 S Illinois Route 31
Conditional Use Permit for an Assembly Use Including a Seven Night per Week Use as a PADS (Public Action to Deliver Shelter) site

Chairman Strach called the Public Hearing to order at 7:56 p.m. regarding File No. Z-938 an application for a variance to allow a Conditional Use Permit for an Assembly Use Including a Seven Night per Week Use as a PADS (Public Action to Deliver Shelter) site located at 1809 South Illinois Route 31.

Chairman Strach stated Notice of the Public Hearing was published in the Northwest Herald on August 31, 2018. Notices were mailed to all abutting property owners of record as required by ordinance. The subject property was posted. A Certificate of Publication and Affidavit of Compliance with notice requirements are on file in the City Clerk’s Office.

In attendance were Ryan Chevrier, 960 S. Roxbury Court, Round Lake, IL; H. B. Brewer, 1235 Zange Drive, Algonquin, IL; and Ben Cornick, 5112 Cambridge Drive, McHenry IL, who were sworn in by Chairman Strach. Mr. Brewer stated they are here to bring a request, in conjunction with Pioneer Center, for an assembly use with PADS facility seven nights per week.

Director of Economic Development Martin stated The Chapel currently holds worship services at McHenry West High School campus and appeared before the Planning and Zoning Commission on July 25, 2013 to obtain a conditional use permit to allow an assembly use to construct a new church building at 414 South Crystal Lake Road and on June 17, 2015 to obtain a conditional use permit to allow an assembly use for a church at 1809 South Illinois Route 31 and use of the facility as a public action to deliver shelter (PADS) facility for one night. They want to partner with Pioneer Center to do a PADS facility for seven nights/week. They essentially are expanding their assembly use permit which requires obtaining another conditional use permit.

The Chapel is proposing a partial interior remodel, approximately 6,000 square feet, at 1809 South Illinois Route 31 and plan to partner with Pioneer Center for a PADS facility and relocate the PADS facility from Woodstock to McHenry. However in order to do that they must expand and obtain a new conditional use permit for an assembly use to have a seven-night/week shelter at 1809 South Illinois Route 31. Additionally, in order to accommodate the PADS facility, The Chapel can utilize the existing septic system but must connect to City water and install a sprinkler system, of which they are aware and plan to do. The PADS facility would have a total capacity of 60-65 people. Eventually, The Chapel is proposing to renovate a larger portion of the existing building and construct a church facility.

Director of Economic Development Martin stated it has been a pleasure to work with the Chapel and Pioneer Center/PADS which is a great partnership. He opined what a great opportunity this is, bringing a permanent - seven night per week shelter to our community. It would give continuity of services and stability for the people of the community. There will be staff on-site at all times including case
managers, supervisors, program technicians and volunteers. Both The Chapel and Pioneer Center have been great partners, have been extremely cooperative and have worked very well with the City.

Director of Economic Development Martin opined this is a great location for the facility. He stated The Chapel is less than one-quarter mile from an affordable healthcare clinic, an immediate care clinic and a major hospital and hundreds of companies. Pace bus runs service up and down Illinois Route 31 however there will be transportation options available to the residents at the shelter. Pioneer Center is also located less than ¾ mile from the shelter and it’s in between McHenry and Crystal Lake.

Staff and McHenry Township Fire Protection District have walked-through the building and are comfortable with this plan moving forward. Due to some time constraints and obligations in their current annexation agreement at 1809 South Illinois Route 31, The Chapel will need to amend their annexation agreement before the City Council. If approved it’s the goal of The Chapel and Pioneer Center to open the shelter prior to October 1, 2019.

Director of Economic Development Martin stated staff is recommending approval of a Conditional Use Permit to allow an assembly use, including a seven-night/week use as a PADS (Public Action to Deliver Shelter) site, at 1809 South Illinois Route 31 with the following conditions:

- The previously negotiated annexation agreement be renegotiated and presented to the City Council contemporaneously with this zoning request;
- The building shall not be utilized as an overnight PADS site until a final certificate of occupancy is approved, following complete renovations to the building, by the City including connection to the City’s potable water system, installation of a sprinkler system and abandonment of the existing well on the subject property.

Staff finds the requirements of Table 31 of the zoning ordinance have been met.

Chairman Strach asked for clarification on the second item on the recommendation, regarding City water hook up. Director of Economic Development Martin stated The Chapel must have a sprinkler system and are also required to do a build out within the building.

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

Commissioner Doherty inquired if the septic is acceptable for 60-65 people and if The Chapel is only requesting water for a sprinkler system. Director of Economic Development Martin stated that they have to connect to city water and install sprinklers. Commissioner Doherty inquired if the clients are housed all day. Mr. Brewer stated that some people are there all day and directed the inquiry to Pioneer Center. Commissioner Doherty expressed concern for vehicle and foot traffic down Illinois Route 31 and inquired about lighting for pedestrians. Mr. Brewer stated that to his knowledge there were not that many people walking to the building but stated that part of the annexation agreement is the expectation of sidewalks and lighting on Illinois Route 31. He opined that a traffic light at the intersection would help. Chairman Strach rephrased the inquiry to - would clients be walking to the
facility. Chairman Strach swore in Mr. Sam Tenuto, co-CEO of Pioneer Center, 11304 Caldwell, Huntley. Mr. Tenuto stated that Pioneer Center has shuttle service and that all services from the Kishwaukee facility will transfer including transportation and because of the variety of needs, a set route throughout the community is in place, which is utilized by the vast majority of clients.

Commissioner Miller stated for transparency that she serves on the McHenry County Housing Authority, she opined this is an awesome service with the right partners. She thanked The Chapel for having all the services in one place. She stated that she spoke with Sue Rose, Old Fire House Assistance Center - who was in attendance, and that Ms. Rose stated all of those services were also transferring over to The Chapel PADS site.

Commissioner Walsh stated for transparency that he attends The Chapel. He inquired about security of vehicles of clients that would drive to the facility. Mr. Tenuto stated that currently Kishwaukee has four to six vehicles throughout the day; many families drop off clients, and overnight staff acts as security for the entire campus, similarly there would be staff to monitor at The Chapel. Mr. Tenuto stated there are no known security incidences at the Kishwaukee facility to his knowledge.

Chairman Strach opened the floor to questions and comments from the audience.

Sam Tenuto impressed upon the commission that the people they serve are important. He stated that he has seen homeless individuals and families rise above their situation and have a positive impact on community and mostly strive to give back. He expressed that Pioneer Center has high importance to care for this group and also in operating the homeless shelter. Mr. Tenuto stated he is proud of The Chapel and that Pioneer Center has always done it’s best to collaborate with many community services and communicated the importance of wrapping the community around people they want to protect. He indicated Pioneer Center has tremendous resources right across the street from The Chapel and that they are thankful for all the partners who have stepped up. He reported that the community need has been discussed at all levels of government and opined the ability to have one sight would best meet the needs of the community. Mr. Tenuto stated that it’s difficult to have people rotate from site to site. He stated that besides the passion, care and excitement for Pastor Ben and his team, the work is important to Pioneer Center. Mr. Tenuto thanked the City of McHenry for stepping up with this project.

Chairman Strach closed the public comment portion of the hearing 8:12 p.m.

Commissioner Doherty inquired if McHenry would be the only location once the project kicks off. Mr. Tenuto responded affirmatively.

Commissioner Miller inquired about the October 2019 deadline. Mr. Tenuto stated that the October 1, 2019 target date is because of church and volunteer schedules but they could be ready sooner.
Motion by Miller, seconded by Walsh, to recommend to the City Council with regard to File No. Z-938 approval of a Conditional Use Permit to allow an assembly use, including a seven-night/week use as a PADS (Public Action to Deliver Shelter) site, at 1809 South Illinois Route 31 with the following conditions:

- The previously negotiated annexation agreement be renegotiated and presented to the City Council contemporaneously with this zoning request;
- The building shall not be utilized as an overnight PADS site until a final certificate of occupancy is approved, following complete renovations to the building, by the City including connection to the City’s potable water system, installation of a sprinkler system and abandonment of the existing well on the subject property.

be granted, and Staff finds the requirements of Table 31 of the Zoning Ordinance have been met.

Voting Aye: Doherty, Gurda, Miller, Sobotta, Strach, Thacker and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: None.
Motion carried: 7-0.

Chairman Strach closed the Public Hearing regarding File No. Z-938 at 8:17 p.m.

**Staff Report**

Director of Economic Development Martin stated that the October 17, 2018 regularly scheduled meeting would be held at 7:30 p.m. in the Council Chambers. Chairman Strach stated he will not be in attendance and confirmed that Commissioner Thacker will chair the meeting in his stead.

**Adjournment**

Motion by Thacker, seconded by Gurda, to adjourn the meeting at 8:18 p.m.

Voting Aye: Doherty, Gurda, Miller, Sobotta, Strach, Thacker, and Walsh.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: None.
Motion carried: 7-0. The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Shawn Strach, Chairman
City of McHenry, Planning & Zoning Commission