

**McHenry County Regional Planning Commission
Meeting Minutes
August 9, 2007**

Call to Order

Chairman Eldredge called the meeting to order at 6:10 p.m.

Roll Call

Commissioners Present: Charles Eldredge, Chairman; Dennis Dreher, John Jung Jr., C. William Swenson, Jerry Davenport, Ronald Bauman, RB Thompson, Nancy Schietzelt, Frank Harrison, Tim Culbertson and James McNutt

Commissioners Absent: James Coughlin, Craig Hubert and Jeremy Shaw

Staff Present: SuzAnne Ehardt, Maryanne Wanaski and Cindy Sassaman

Minute Approval

Motion by Mr. Dreher, seconded by Ms. Schietzelt to approve the minutes of July 12, 2007. All members present voting aye, motion carried.

Public Participation

None

Directors Remarks

Ms. Wheeler, County Board Member thanked the Commission for their presentation at the last County Board meeting and is looking forward to the next presentation.

Ms. Wanaski reported that Ms. Ehardt contacted the surrounding counties. The next meeting in September will have the planning director or staff person from Kane, Lake, Dekalb and Boone Counties. Ms. Wanaski also noted that Ms. Ehardt is trying to schedule Walworth and Kenosha Counties in October.

OLD Business

LEAM Proposal - The Community Development Block Grant (CDBG) application interview has been scheduled for August 21st at 10:40 a.m. The interview is basically 10-15 minutes. Mr. Hansel will attend the interview.

August 7th County Board presentation- Mr. Eldredge was very happy with the presentation that was made at the County Board meeting. Mr. Dreher suggested a written report in advance with bullet points for the February meeting. Ms. Wheeler thought that the presentation should be an interactive presentation. She felt everyone should be accountable in not sit on the sideline. It was decided that the third presentation will be the first morning meeting in February and handouts will be provided in January.

Mr. Harrison thanked Ms. Wanaski and Mr. Hansel for the PowerPoint presentation.

Next Steps in Planning Process – Ms. Wanaski told the Commission that the next step in the Planning Process is writing the text based on information gathered from meetings with professional, political, and special interest groups. When recommendations are made there needs to information to back it up. She encouraged Commissioners to write things down and keep a record.

Mr. Dreher was interested in looking at the usable text from the 2010 Land Use Plan. He also asked that staff elaborate on the McHenry County Census Data. Ms. Wanaski will have staff provide the information and this will also be included in the plan.

Ms. Schietzelt said that she was waiting for a design template to begin writing the text. Ms. Wanaski said that staff will provide the template. Also, if funding was available, it could be possible to get someone to produce the written document for the County so that it flows and doesn't shift from one writing style to another.

Mr. Harrison questioned why demographics would be included in the plan. Ms. Ehardt said that it would give people a feel for where the county has been and the county's background.

Mr. Davenport requested that Mr. Dreher complete his group's writing first so that the subcommittees can mimic his format.

New Business

MCCG's Participation in the 2030 Plan – Ms. Ehardt informed the Commission that Brian Sager and Anna Moeller from MCCG will be receiving agenda packets. Anna Moeller was present at the meeting. Ms. Moeller briefly spoke about MCCG to the Commission and she explained that townships were given full membership rights the same as a municipality. Ms. Moeller also introduced Julie Richards from the Village of Lakewood. Mr. Dreher noted that letter sent to Chairman Eldredge was emailed to the Commission, which expressed a desire for MCCG to work with the Commission encouraged them to communicate with municipalities. It also mentioned that they would welcome regular updates at the dinner meetings. The Commission felt that written updates could be funneled through MCCG. Ms. Moeller explained that the mayor caucus meets quarterly and the criteria for meetings are that there are not more than 3 municipalities at a meeting and each municipality must share a common boundary. Ms. Moeller thanked the Chairman and advised that a mayor from MCCG will be attending the Planning Commission meeting. Mr. Eldredge or Mr. Jung will be reporting to MCCG at their meeting.

Mr. Thompson noted that when a township meeting is scheduled the appropriate County Board Members should be notified of the meeting.

Ms. Wanaski informed the Commission that all municipal plans have been scanned.

Mr. Davenport has not developed a survey for the township but would like to meet and just listen to where they see growth and development.

Ms. Ehardt requested the Commission think about how to setup the township meetings. She has heard that there will be 2-3 meetings. She reminded that township surveys have not been mailed out. Ms. Ehardt informed the Commission that time is sacred and townships should not be called back several times. Ms. Ehardt requested that all follow up contact with the township should be through the Chairman or staff. Staff will arrange township meetings and locations. She also requested that there is a list of available dates for meetings. Mr. Davenport will provide those dates at the next meeting.

Mr. Harrison was concerned that contacts have been made with people they know. He asked if staff should always be the contact. Ms. Ehardt stated that dealing with municipalities is different because all subcommittees have an interest. Mr. Davenport noted that municipalities were happy to be contacted and to be included in the process. Ms. Schietzelt would like the topic of greenways in municipalities added to the list to be discussed. If the townships know about these items ahead of time they can be prepared in advance.

Mr. Harrison requested that subcommittee Chairmen could get a few key points of information that they would like answered by the townships to please pass them along to Mr. Davenport.

Subcommittee Reports

Agriculture - Mr. Bauman reported that the last meeting met at the Farm Bureau with their Board of Directors. There was not much information shared. The ag community cannot agree. The ag community noted wanting to keep their rights to sell or keep their land. It is also possible to save land in 10, 15 and 20 acre parcels. They asked that if they are requested to save land that it not be land that needs to be irrigated. Mr. Baumann reported that to irrigate one acre with 1' of water uses 27,000 gallons of water. Mr. Bauman reported that the subcommittee is finished meeting with people and will focus on water recharge areas and where they begin. Mr. Harrison explained that water is an issue with everyone. He spoke of MCCD being a partner with farmers to keep farming and also to keep water recharge areas. Farmers spoke some on conservation easements, but would not sell for farm prices and could ultimately sell to a developer for more money. All in all the same land is attractive to everyone. Ms.

Wanaski informed the Commission that Jean Nieman, planner for the County created a synopsis on the surveys that were sent out.

Communications – Mr. Dreher noted that the meeting was canceled. He reminded the Commission the township meeting is next week with Chairman Eldredge and Mr. Jung attending. He also reminded the Commission to remember the listserv. Ms. Ehardt has been in contact with the press and Mr. Hansel has made contact with a local radio station.

Community Character & Infrastructure – A joint meeting was held and Rick Mack from Metra was the guest speaker. He spoke about funding and details for future plans. He reported that the cost to lay track is \$1 million per mile. The plan is to continue the line to Johnsburg, Richmond and Prairie Grove. A new station in Ridgefield is also planned. In order to begin any of this work a new \$68 million dollar signal system needs to be implemented. The subcommittees all felt this was a very informative meeting. The next meeting in August is with CAHMCO and the Housing Authority. The September meeting will be with the Joint Council of Historic Groups.

Economic Development - Mr. Harrison reported that they met with city managers from the City of Harvard, McHenry and Woodstock to discuss downtown redevelopment and TIF districts. Municipal participants explained that without TIF districts they would not be able to accomplish what is being done. The idea of a regional sewer treatment plant was brought up at the meeting and was not a well accepted idea by the municipalities as they felt this was a perk to developing in an incorporated area. The subcommittee is now at a point where they would like to meet and see where they are. The subcommittee would still like to meet with manufacturers who have been in the County for 40 years or more and inquire as to the needs of the company and what type of employees they look for and what they do to retain current employees. Future goals of the subcommittee are to layout development corridors using input from communities.

Water Resources – Mr. Dreher reported that the meeting was a recap of all previous presentations and discussions. He has written an executive summary for anyone that is interested. A preliminary list of recommendations has been created. There will not be any outside speakers at the next meeting.

Intergovernmental Coordination – Mr. McNutt spoke about the township surveys. He also met with Dianne Klemm, Algonquin Township Supervisor. He felt she would be a good resource due to the growth in Algonquin Township. Mr. Thompson would like a region on the map for bike trails and greenways.

Open Space and Environmental – Ms. Schietzelt met with the Water Resources subcommittee to rehash what was heard from previous speakers and to talk about goals. In August they will finalize a glossary of terms and placement of greenways through communities. She also noted she will be doing online research on greenway verbiage. The subcommittee would like to meet a few more speakers on conservation design. Conservation design is also a topic she would like brought up to the municipalities. Other areas of interest for the subcommittee are light, air and noise pollution. Ms. Schietzelt will contact Katie Thornton of the Village of Algonquin and also the planners at the City of Crystal

Lake. They have also met with staff on expanding the County's database maps including MCCD, watershed, and NRCS maps. Ms. Schietzelt is creating a list of resource conditions and threats that will be provided to the subcommittee.

Member's comments

None

CHAIRMAN'S COMMENTS

Summary of Action Items

1. Follow-up letter to planning directors with talking points for September meeting.
2. February meeting with County Board with handouts, ready by January's Planning Commission meeting.
3. Add MCCG as an agenda item after subcommittees and send MCCG a calendar.
4. Send a matrix of farm questions to commission with minutes.
5. Revise August Calendar showing Economic Development August 15th meeting.
6. Staff to provide economic statistics on farming.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion by Mr. Harrison, seconded by Mr. Dreher to adjourn the meeting. All members present voting aye; motion carried.

Meeting adjourned at 8:33 p.m.