

**MCHEMRY COUNTY REGIONAL PLANNING COMMISSION
MEETING MINUTES
MARCH 27, 2008**

Call to Order

Chairman, Charles Eldridge called the meeting to order at 6:15 p.m.

Roll Call

Commissioners Present: Jim McNutt, Jeremy Shaw, Jerry Davenport, RB Thompson, John Jung Jr., Frank Harrison, Dennis Dreher, Ron Bauman, and Craig Hubert

Commissioners Absent: Nancy Schietzelt, Bill Swenson and Jim Coughlin

Staff Present: SuzAnne Ehardt, Matthew Hansel and Audrey Martin

Guests: Conor Brown, McHenry County Association of Realtors; Paul Colgan, Attainable Housing Alliance; and Tom Harding, Harding Real Estate.

Also Present: Patricia Kennedy, Lisa Haderlein, Julie Richardson, Sherri Ludwig, Nathan Gergan Schmidt, Bob Miller, Anna May Miller, Patti Nomm, Frank Wedig, Elise Livingston, David Brandt, Barb Wheeler, Tammy Valentine Garza, Mary McCann, Ersel Schuster, Randi Wille, John Dargen and Anna Bicanic Moeller

Approval of Minutes

Minute approval will occur at the next regular meeting.

Public Participation

Mr. Dave Brandt, Natural Resources Conservation, commented on the discussion of goals for the Water Resource Draft. Mr. Brandt said he recommends the Commission set the goals high. He said the Commission should review small chunks over a period of time to achieve those goals. Regarding voting decisions on the paragraphs in the water resources draft, Mr. Brandt said he recommends a hand vote.

Ms. Lisa Haderlein of the Land Conservancy of McHenry County stated she has been reading through the 12-month report and said the Commission might want to move the Communication Subcommittee information up further in the process because there are a

lot of challenges in terms of how the Commission should communicate with the public. She said these issues are very well stated in the report.

Mr. Randi Wille, of Meyer Material Company said as he reviewed the Subcommittee report, he noted comments regarding mine impacts. He suggested having the Commission spend time with some of the experts in the mining field to understand how mining may not impact the water quality. He said they really don't pump water out of sand and gravel pits.

Director's Remarks

None

Association of Realtors Presentation

Mr. Conor Brown, McHenry County Association of Realtors, presented a PowerPoint presentation (attached) titled Real Estate and Development. The presentation focused on the economy as it relates to home buying, factors influencing neighborhood choice by location and smart growth principals.

Mr. Tom Harding of Harding Real Estate in Woodstock said he was asked to speak to the Commission on the demand for housing. He stated in recent years, the more expensive housing has tended to be in the County where the bigger lots are and more urban and higher density developments are located in the municipalities where access to public utilities is available and smaller lots have been developed. Mr. Harding told the Commission, in order for McHenry County to remain economically viable, there needs to be a broad cross section of housing available. There needs to be continued expansion of industrial and commercial uses while maintaining the integrity of agriculture land. Mr. Harding stated this can be accomplished by blending housing types throughout the County.

The next presenter was Mr. Paul Colgan from the Attainable Housing Alliance which represents home builders and the home building industry throughout the Chicago area. Mr. Colgan distributed a handout (attached) regarding the housing market. The presentation was created by Meyers Builder Advisors, a national consulting company that works with builders. Mr. Colgan suggested to the Commission as they plan, they should be realistic about the housing market, allow for more new creative developments and rethink how they deal with home builders.

After the presentations, a short break was held. The meeting was called back to order at 7:30 p.m.

Old Business

Review of Water Resources Draft Chapter

The commission went through pages 3 – 10 of the chapter and made changes based on discussions between the Commission members and recommendations from staff.

Motion by Mr. Harrison seconded by Mr. Davenport to end the meeting and accept all modifications to the Water Resources Draft Chapter that the Commission has addressed. There was no discussion. All members present voting aye. Motion carried.

Old Business

Mr. Dreher informed the Commission of a book titled *Planning 1 - 2 - 3, A Step-by-Step Workbook*. He said it is a useful document that has specific references to sections on economic development and he recommends it to Commission. Ms. Ehardt said she will see if she can get copies of the book for the Commission.

Mr. Harrison asked if it was possible for the Commission members to have a County plat book for reference during the meetings. He pointed out it is something that could benefit the members. Mr. Eldridge suggested a CD as an alternative.

Chairman's Comments

Mr. Eldridge commented the Commission accomplished a lot tonight and hopes to finish the chapter at the next meeting.

Additional Public Comment

Ms. Sherrie Ludwig stated the presentations were interesting but she would have liked to ask for clarification on Mr. Brown's numbers. She felt he did not have any information to support them. She told the Commission she appreciates how the plan's language is being modified so that it is specific to McHenry County and how much attention they are giving to something that could have been boilerplate.

Ms. Wheeler stated Mr. Randi Wille of Meyer Material Company made some good points.

Mr. Robert Ludwig asked about the minimum impacts of gravel mining. He said he did not see any other industrial uses that might involve solvents that could leach in and cause contamination. Mr. Dreher said he wasn't sure the Commission addressed this but they can go back and clarify.

Adjournment

Motion by Mr. Harrison seconded by Mr. Davenport to adjourn. All members present voting aye. Motion carried.

Meeting adjourned at 9:19 p.m.