

**McHenry County Regional Planning Commission**  
**Meeting Minutes**  
**November 13, 2008**

**Commissioners Present:** Chairman Charlie Eldredge, Ron Bauman, Jim McNutt, Bill Swenson, Nancy Schietzelt, Jerry Davenport, Craig Hubert, John Jung, Frank Harrison and Mike Rein

**Commissioners Absent:** Jeremy Shaw, Dennis Dreher and RB Thompson

**Staff Present:** Matthew Hansel, Maryanne Wanaski and Cindy Sassaman

**Guest:** Kermit Wies

**Also Present:** Pete Austin, County Administrator; Ken Koehler, County Board Chairman; Tammy Valentine Garza, John Heisler, Jason Osborne, Tom Harding, Ersel Schuster, Tim Dilsauer, Conor Brown, Amy Masucci, Shannon Suider, David Berry, Brent Schroeder, Cathy Garrey, Kim Willis and Emily Berendt

Chairman Eldredge called the meeting to order at 6:11 p.m.

**Approval of Minutes**

Motion by Ms. Schietzelt seconded by Mr. McNutt to approve the minutes of October 9, 2008. Mr. McNutt noted that the "staff present" section was not in the minutes and asked that it be added. All members present voting aye. Motion carried.

Motion by Mr. McNutt seconded by Mr. Bauman to approve the October 23, 2008. All members present voting aye. Motion carried.

**Public Participation**

None

**Director's Remarks**

None

**Presentation**

Mr. Davenport began his presentation by explaining that he had 2 subject areas, population and a capacity analysis. He began with the population projections and why they are important. Population drives the housing sector and can determine the amount of land needed for various uses. It also indirectly controls the non-residential growth. He reported how the projections of the past have been inaccurate in looking at the actual figures. He then explained the growth figures from the past twenty years and showed the difference in projections and actual growth. He reported that he looked at three different growth rates 1.6%, 2% and 3%. He also submitted a shift share model at the back of the hand

out. This model says that from a regional point of view he was able to predict more accurately in the 6 county area. He noted that Cook County is not shown in the model. He discussed the 50 year growth pattern and explained the SMSA chart includes the 6 county region. He suggested that the County plan for moderate to a worst case scenario and hope for the best case scenario. He suggested a growth rate of 3.25%. He said that if we have a growth rate that is higher we will have a much higher demand for land and that will happen in places you did not think it would happen. He asked everyone to think back to 1997 and what has happened since then. For example, he did not expect all the growth in Coral Township. He said the figures can be scary, but we cannot put our heads in the sand. We want to be realistic about the numbers and plan accordingly.

Mr. Davenport introduced Kermit Wies from CMAP. Mr. Wies thanked the Commission for the invitation to speak. He stated that the Planning Commission is very fortunate to have Mr. Davenport on the Commission. He explained that Mr. Davenport's information was taken from the top down. Projecting is not only looking at numbers but also looking at trends. CMAP's premise was to integrate land use and transportation planning that had occurred. He asked if anyone remembered the exercise, "Paint the Town". This was NIPC establishing real live maps of where development was to occur. It was actually down to zoning or where industrial development would occur. It was microscopic level of projections multiplied up to the numbers that you see. He explained that a broad picture needs to be used in forecasting. In his opinion, forecasting from the top down and bottom up are both wrong. He stated that CMAP is taking a new approach. They are creating a new version of Paint the Town and it is called Future View which is a ground truthing or data gathering. CMAP needs to position the Chicago region within the national and global economy. They want to be looking at planning scenarios that produce either a bigger region, smaller region, produce a higher income region, or lower income region, a region with more manufacturing. If you bring that down to McHenry County you know all those things that are happening at CMAP are going to affect how the County looks. This means CMAP needs to be informed about how the County should look. This is done by putting in clear terms how the county should look in the land use plan. Does the County want to be a job exporter or a commuting suburb or have a more balanced pattern of growth? Having a good, solid regional plan is worth its weight in gold. This makes CMAP's job easier and they do not have to guess about how the County should look. He noted that McHenry is on the growth fringe. The estimated gross domestic product growth is 2.5. We are continuing out to the year 2040 where the trend of the Midwest is losing its share of the national pie. This is not something that CMAP wants to live with. This is why they are utilizing planning strategies to try and regain some of the share of the national economy. He reported that regional population will grow approximately 6%. The message tonight is that it needs to be determined what type of development is wanted in the County and that should be reflected in the plan. It is up to the Commission to decide on the population numbers. Mr. Wies stated that if the Commission would decide to use the 550,000 figure they have the information to back up the figures. He also said that the Commission should explain how they will achieve the desired growth/development.

Mr. McNutt suggested passing this information along to the County Board.

Chairman Eldredge agreed to passing along Mr. Davenport's figures to the Planning and Development Committee and County Board.

Ms. Schietzelt asked if MCCG would be able to comment on the information presented tonight. Ms. Moeller stated that just receiving the information tonight she would not be able to comment. She will pass along the information to the municipalities to see if their numbers coincide with those presented. She also mentioned that their time horizons may not match.

Mr. Harrison asked if everyone looking at these figures would know that these are compound growth rates. He asked that this be made evident in the document. Mr. Wies suggested just giving the numbers instead of the method would make things clear.

Motion by Mr., McNutt seconded by Mr. Harrison to forward the document on to the Planning and Development Committee, County Board and MCCG. All members present voting aye. Motion carried.

Mr. Wies promoted the Goto 2040 plan which is a long range, regional plan. Partnership packets were given the Chairman and the Co-director of Planning & Development. He provided brochures to everyone at the meeting. He encourages the Commission to join Goto 2040 as a partner to keep the Commission in the loop.

Ms. Moeller stated that this was the first time she had seen these population numbers. Mr. Eldredge said that it was his intention to have as wide a distribution as possible with the document. Ms. Moeller will pass this along to municipalities and see if municipal numbers agree with the information presented tonight.

Mr. Davenport presented his second part of the presentation regarding capacity. He spoke about vacant land and how it could be used. He used the 2005 data from the County Assessor and used the land classifications for vacant land. He explained the different usage codes and how they interpreted information based on the codes. He is providing a model (spreadsheet) where the data can be manipulated and the changes can be seen. Mr. Davenport stated that his subcommittee has not presented this information to the municipalities but they would like their input. All of this information is a beginning step to help determine where growth is likely to occur. Mr. Davenport gave a demonstration of his worksheet and explained that in his model he extended the municipal boundaries out to the mile and half limits of 2030. There are vacant land constraints that exist in the eastern portion of the county but for the western portion there are not any vacant land constraints. Mr. Harrison commended Mr. Davenport for his work. Chairman Eldredge felt that this was a tool for the Commission and the municipalities to use to see the implications. The worksheet (Distribution Capacity Model) presented tonight will be added to the 2030 website.

Mr. McNutt suggested this worksheet be discussed with municipalities because it is very complex. An informational meeting would be desirable. Ms. Moeller suggested coordinating that meeting along with the population projections meeting.

## **Old Business**

### **Letter from Township**

John Heisler was present to discuss the township letter. He requested that townships be allowed to participate in the planning process. Most townships have land use plans of their own and he would like the township projections and plans to be considered in the County's plan. Mr. Eldredge suggested that the same presentations that will be presented to the municipalities also be presented to the townships. Chairman Eldredge directed staff to contact Mr. Heisler to get a date to work with township supervisors.

There was a short break at 7:50 p.m.

### **Vision Statement**

Mr. Eldredge asked for general comments on the vision statement that was written by Houseal Lavigne and Associates. Mr. Bauman felt the document was too long. Mr. Hubert agreed with Ms. Schietzelt on the past tense writing style. Mr. McNutt mentioned that the different committees should have some type of dominance or weight given to them. He also felt the document was long. Mr. Austin mentioned that the Commission could challenge their stylistic approach. Any comments should be emailed to staff so that they can be forwarded to Houseal Lavigne. Mr. Bauman mentioned that the Commission had decided in their meetings that the LESA Assessment will no longer be used and should be removed from the vision statement. Mr. Harrison did not see anything that addressed housing, affordable housing, and the population growth that has already occurred. The Commission was asked to e-mail any comments to staff to forward on to Houseal Lavigne.

Ms. Wanaski reported that the next time they hope to have drafts of the agricultural and open space sections available from the writers and they will also discuss the vision statement. Ms. Wanaski will forward the information to the Commission as soon as it is received.

Chairman Eldredge asked that at the next meeting a motion be made for the Commission to join the Go to 2040 Planning Campaign and become a member.

### **MCCG – Municipal Comprehensive Plans**

Ms. Moeller mentioned that she has spoken to staff regarding open communications and municipal involvement. She echoed some of the comments from the townships and using their own comprehensive plans. In 2007, the mayor's caucus sent a letter along with a resolution that requested their comprehensive plans be incorporated in the County's 2030 plan to the maximum extent possible. The municipalities feel strongly that their plans need to be incorporated into the 2030 plan.

**Members Comments**

Mr. Harrison mentioned that he did not get the vision statement that was handed out at the last meeting. He did not receive the handouts from the previous meeting when he was absent. He felt that if a member is absent they should still receive the handouts. He asked that staff prepare packets for absent members.

Ron Baumann stated that Kim Willis provided a 14 year old study from Cornell University regarding predictions about what would happen by the year 2008. The study contained information regarding food, land, population and the United States economy.

**Additional Public Comment**

Kim Willis asked about the capacity project for the municipalities if it is based on their comprehensive plans and build outs she assumes that takes agricultural land. Agricultural land is being considered as developable land and asked for clarification if that was correct. She was concerned that agricultural land could be developable for other uses. Mr. McNutt said the premise was that the municipalities could develop land within the mile and half boundary. Mr. Harrison said that it was not assumed that municipalities would develop the mile and a half land, but that they could develop the land. Mr. Davenport just took the mile and half land from the current boundaries which did include agricultural land.

**Adjournment**

Motion by Mr. Swenson seconded by Mr. Harrison to adjourn the meeting. All members present voting aye. Meeting adjourned at 8:27.