

McHenry County Regional Planning Commission
Meeting Minutes
February 5, 2009

Members Present: Chairman Charlie Eldredge, Jerry Davenport, Ron Bauman, Jeremy Shaw, Nancy Schietzelt, Craig Hubert, Mike Rein, Bill Swenson, Jim McNutt and Dennis Dreher

Commissioners Absent: Frank Harrison and RB Thompson

Staff Present: Dennis Sandquist, Maryanne Wanaski, Matt Hansel , Sean Foley and Cindy Sassaman

Also Present: Ersel Schuster, Kathy Bergan Schmidt, Mary Donner, Jim Heisler; County Board Members, Pat Kennedy, Kim Willis, Emily Berendt, Conor Brown, Tom Harding, John Darger and Julie Richardson

The meeting was called to order at 6:00 p.m.

Approval of Minutes

Motion by Mr. Bauman seconded by Mr. McNutt to approve the minutes of January 22, 2009 and January 29, 2009 with the amendments of January 22nd minutes, second page, paragraph 4, change "Mr. Davenport" to "Mr. Dreher" and replace the word "Ordinance" with "Development". On the January 29th minutes to add Mr. Bauman's name to the commissioners present, and page 3, second paragraph change wording to reflect that Ms. Schietzelt felt that LEAM was useful. All members present voting aye. Motion carried.

Public Participation

None

Director's Remarks

Mr. Sandquist reported that the timeline was presented to the County Board and was well received. He also mentioned that it was also discussed at the Planning & Development Committee meeting that morning. There were some suggested policy changes from the Committee and Mr. Sandquist will work with Mr. Heisler on these. The next meeting on February 19th the Commission will finish LEAM. The Commission noted the email from MCCG and staff. The Commission will take this information into consideration.

Chairman Eldredge provided information on the Green Exchange conference, a concept on a sustainable business park-mall. If anyone would care to attend Mr. Eldredge will sponsor them.

Old Business

Open Space – Final RPC review

It was noted that Houseal Lavigne provided a new version of this chapter dated January 26th. The Commission will treat this chapter the same as the others and not review this item this evening.

New Business

LEAM Analysis - Commissioners were provided with a packet of information on LEAM scenarios. Mr. Sandquist asked that useful scenarios be identified so that the Commission can work on those specifically. Mr. Hansel explained the documents that were handed out. He began with the ETJ model. The areas of Route 47 at Route 176 and also Route 14 heading northwest of Woodstock are areas that

several scenarios picked up. Red indicates where existing pressure is located. Blue indicates where the pressure moves per each scenario. The ETJ model is all growth occurring within 1 ½ mile of municipalities. The areas to be looked at are those areas that are most stressed and most attractive. The Commission will determine what kind of principles will be created. Mr. Hansel reviewed all of the scenarios. Julie Richardson felt that MCCG did not get to run the scenarios that they were looking for. They felt that mile and half scenarios work along with boundary agreements. Mr. Hansel reviewed the packet of scenarios.

Mr. Sandquist asked if the business park scenario was agreeable to MCCG with the understanding for agricultural holding areas until they can be developed as a business park. Ms. Richardson felt that this was agreeable. Ms. Richardson said that if you turned on municipal plan overlays you might find more conflict. The Commission expressed interest in the Transit Oriented Development (TOD) scenario. Ms. Wanaski suggested that municipalities would be able to build on this plan. Ms. Richardson said that the County's policies really need to drive the population toward the centers in a TOD. Mr. Shaw was critical of the desire the Commission was showing in hopes that municipalities would go along with the plan with increased densities. Mr. Bauman stated that the Commission would know more once they communicate with the municipalities. Mr. Davenport had one concern that historic resources are not destroyed.

Mr. Sandquist thought there were many good conversations and good thoughts. Even though the Commission is limited in what they could ask Dr. Deal to complete further. Mr. Sandquist asked the Commission to think about the scenarios and asked if there were additional things they would like to ask Dr. Deal to tweak, such as calculate acres of prime agricultural land for each scenario. Mr. Sandquist said that on the conservation design scenario did not work as intended. On the water resources scenario there could be another discussion to show residential development.

Ms. Wanaski suggested that now with a better understanding of the model, the Commissioners think about what scenarios could be overlapped or aggregated. Mr. Sandquist said that he would like to start work on the plan map at the next meeting. Mr. Hansel will email Dr. Deal to add GIS layers on the LEAM website. Mr. Eldredge would like to see the results of a Metra station in Richmond and Hebron on the TOD scenarios. He mentioned that they are on the CMAP plan. Mr. Davenport is bothered that Algonquin Township does not have 3,000 acres for conversion to residential and would like this tweaked in the LEAM scenarios. He mentioned that 1,500 acres are located in Barrington Hills.

Mr. Sandquist reviewed the items for LEAM to tweak; review population figures with communities, review Algonquin Township capacities. The Water Resource scenario is really a correction and that policy should handle it. Mr. Sandquist suggested that the ag protection district and LE scores greater than 80 be combined with GIS instead of a new scenario.

Mr. Hubert asked if "zones" could be used on the land use map. Mr. Sandquist felt that would be at a level of detail that would be done with GIS and should be done with sub area modeling.

Staff will consult with LEAM as to whether or not 4 of the scenarios can be combined. In two weeks Mr. Davenports will bring back the population and reconciliation with CMAP numbers. Staff will make a chart as discussed per conversations with Dr. Deal.

Mr. Dreher suggested inviting more municipalities for the next meeting. The Commission asked Ms. Richardson to get the word out.

HLA sections will be emailed out to subcommittees for comments. Comments will then be emailed back to Ms. Wanaski to be forwarded to HLA as one document.

Ms. Wanaski discovered that the documents she emailed were not received. She will resend Open Space and Water Resource sections to the subcommittees via email.

Mr. Swenson said that he would clean up the infrastructure section so that it can proceed to the Planning & Development Committee.

Communication subcommittee wants to meet to discuss the public meetings. It was decided that they would tentatively meet next Thursday.

MCCG

No comments

Public Comment

Ms. Kennedy encourages considering residential development within business and commercial areas could possibly allow for affordable housing. She mentioned that the Department of Transportation is using the CMAP numbers and is required to use those numbers. She complimented the Commission on the meaningful dialog tonight.

John Darger said that it was great to listen to the dialog tonight. Talked about the ability layer information and who would be doing the layering. He asked when this information be able to be accessed. Chairman Eldredge stated the LEAM would be working with the overlays. Mr. Sandquist mentioned that once the information is set up in GIS it would be posted.

Motion by Ms. Swenson, seconded by Mr. Dreher to adjourn the meeting. All members present voting aye. Motion carried.

Meeting adjourned at 9:09 p.m.