

McHenry County Regional Planning Commission
Meeting Minutes
March 12, 2009

Members Present: Chairman Charlie Eldredge, Jerry Davenport, Nancy Schietzelt, Dennis Dreher, Jim McNutt, RB Thompson, Jim Heisler, Bill Swenson and Frank Harrison

Commissioners Absent: Ron Bauman, Craig Hubert, Mike Rein and Jeremy Shaw

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

Also Present: Ersel Schuster, Kathleen Bergan Schmidt, Randy Donley; County Board Members, Pat Kennedy, Kim Willis, Emily Berendt, Tim Dilsaver

HLA Draft Chapters -Mr. Sandquist reviewed the Commissions timeline with updates prior to the Commission having a quorum. He stated that HLA will have the chapters completed by the middle of next week and they will be discussed by the Commission in two weeks at the March 26th meeting. The LEAM scenarios are partially completed. The Planning & Development Committee will review the HLA chapters along with the comments by the Commission on April 2nd.

The meeting was called to order at 6:22 p.m.

Approval of Minutes

Motion by Mr. Davenport seconded by Jim McNutt to approve the minutes of February 5th and February 19th 2009 with the following corrections: add Mr. McNutt in attendance at both meetings. On the February 19th minutes, Page 2, 3rd paragraph under Old Business add the wording, "to the subcommittee" after the word projections, in paragraph 5 replace the words "flat line" with "flatten", under the discussion section in Old Business replace with ..."Mr. Dreher is leaning toward a figure between NIPC's figures and LEAM's projections". Under the same section change Mr. Davenport's vote to nay.

Public Participation

None

Director's Comments

None

New Business

LEAM Models- The projections from the LEAM scenario adjustment for Algonquin Township was presented this evening to the Commission. Mr. Davenport stated that the area in red shows where the Township is fully developed. Mr. Sandquist said that this shows that the LEAM staff was able to work with changes presented from the Planning Commission and that this will be included in the other scenarios LEAM will produce. Mr. Sandquist reported that Mr. Hansel has been working with the LEAM staff in Champaign over the past two days.

Mr. Davenport raised the question if they wanted to encourage the areas around train stations, which would be approximately 20-30 acres in area. Mr. Sandquist mentioned that Metra has a design guide for this type of planning and he will obtain copies for the Commission. He also said that this should be brought up at the municipal meetings where this type of development is encouraged.

Old Business

Population Projections – Chairman Eldredge reported that there was confusion at the last meeting regarding the 2030 population estimate. It was mentioned that the sources were incorrectly cited on the information that was presented. Mr. McNutt felt that the 558,000 figure was low. Chairman Eldredge agreed with Mr. Davenport to choose a number and the plan will remain current until that population is reached. He felt that the number adopted was most likely lower than the actual number of residents in 2030, but he was not sure that it mattered. Mr. Davenport suggested a map based on a population. But, if only one map will be used he would be more comfortable with the 2.4% or 2.5% annual growth rate. Mr. Dreher did not understand why this discussion was happening and would like to move on. Mr. Swenson explained he was not at the last meeting and he felt that the Commission would be better off with a higher number. In meetings with the County Board Districts Member did not want the Commission to come in with a figure that was too low. Mr. Sandquist explained both sides of the coin and suggested that a middle of the road compromise should be made by the Commission. Mrs. Schietzelt felt that at the last meeting the Commission chose a middle of the road number. It was a compromise between DCEO and LEAM numbers. She felt strongly that no further action be taken tonight because there are people missing tonight and they would not be able to vote. Mr. Harrison said that attendance was never taken into consideration on any previous vote.

Motion by Mr. Harrison seconded by Mr. Swenson, to reconsider the population projection for 2030 plan vote made at the previous meeting. Mr. Harrison explained that he voted in favor as opposed to this time. He understood that the 520,000 number was from the subcommittee, since then he found out that the number is not supported by the DCEO and the subcommittee suggested 558,000 which was a compromise of what was suggested at 612,000 which would make the 510,000 number too low and the Commission would be under planning. He contacted Mr. Sandquist to bring this item back to the Commission and the motion to reconsider the number. Mr. Harrison feels the 558,000 number should be used and was considered by the subcommittee.

Chairman Eldredge called for a roll call vote on the motion to reconsider the population number of 510,000. The following Commissioners voted aye: McNutt, Harrison, Thompson, Davenport, Eldredge, and Swenson. Nay: Dreher, Schietzelt. Motion carried.

Motion by Mr. Swenson, seconded by Mr. Harrison to reconsider the population numbers at the next meeting. Chairman Eldredge called for a roll call vote. The following Commissioners voted aye: Harrison, McNutt, Swenson, Davenport and Eldredge. Nay: Thompson, Swenson, Dreher and Schietzelt.

This matter will be discussed at the next meeting.

Mr. Sandquist asked if there was any other information that the Commission could request of staff. Ms. Schietzelt requested that staff be given direction to speak to the CMAP population expert and obtain information. Mr. Dreher mentioned that Jack Phingston is the forecast expert and needs to be part of the conversation. Ms. Schietzelt would like the Commission to have all their facts straight and get facts from CMAP if the Commission is going to reconsider. Mr. Davenport would be more interested in

the LEAM MH pre-run and MH new run and their methodology. Ms. Schietzelt said she would go along with Mr. Davenport's request as long as her requested would be granted. Mr. Dreher reported that he is looking for the rationale of how the number is reached, he is not looking for an exact number. Mr. Harrison would like the same factors addressed with LEAM, CMAP and have the subcommittee that worked with those numbers use the new figures so the same numbers are being compared. Mr. Sandquist explained that LEAM should be able to provide a more descriptive understanding of how they did their projections. Mr. Harrison felt that Mr. Davenport's requested was as important as Ms. Schietzelt's request and this way they would understand the "guts" of how the LEAM results were created. Mr. Dreher was concerned with the memo to the subcommittee from Mr. Davenport were item #2, a-j have not been addressed. Mr. Dreher requested the actual numbers that reflect the change in population from 1990 through current.

Chairman Eldredge mentioned meeting with Woodstock, Lakewood, Lake in the Hills, and Crystal Lake to talk about the Route 47 corridor because all the scenarios tend to put development into that area. Mr. Dreher reported that on the third round of municipal meetings they will sit down and discuss the maps.

Intergovernmental

In reviewing Mr. Sandquist's memo, Mr. Dreher thought his outline of the meeting schedule was a good concept. There will be 3-4 sub-regional meetings. Open house format is good for part of this, but may need time in between in terms of hearing from them and responding. Mr. Dreher likes more formal interaction. Mr. Sandquist presented comments received from Anna Moeller and Julie Richardson as they want the best situation for dialog and thought it would be a traditional public hearing were there would be a presentation of the plan. He discussed with them that they prefer a structured overview type presentation that would occur every 15 minutes. If using the open house format they did not see a need to have any restricted to municipalities but the meeting would be open to everyone. There could possibly be a round table for municipalities for at least one meeting and open houses for everyone else. Mr. Dreher felt that a traditional meeting combined with an open house could work, because in his opinion, he did not think municipal officials would be reading the entire draft plan.

Mr. Harrison stated that townships have more maps than policy. If he were a township official he would compare the two maps. If we have not completed mapping we will have to go back and repeat when the maps are completed. Ms. Schuster, Seneca Township said would like to see the maps and policy together to have something intelligent to respond to. Tammy Valentine Garza, Richmond Township asked that they are consistent and not exclude any units of government. Ms. Schuster would like to see as much as possible at one time.

Mr. Davenport recommended a PowerPoint presentation of the policies and a round table format for municipalities and townships. The Commission felt that 3-4 meetings at the County building would work well because it is a central location and all the equipment is available for the presentations. Kathy Bergan Schmidt mentioned that new people elected in will take seat May 1ST after April elections. Mr. Sandquist thought waiting until May for the first round of meetings would be too late. Mr. Harrison suggested providing the documents ahead of time and they could be dispersed to their planning staff for comments.

The meetings will be scheduled for several dates with a limited number attending each session. The first two meetings will be set for the municipal meetings and two additional meetings for the public and

municipalities over two weeks. The set up will have a round table with availability to make comments to be recorded. The meeting for the public will be less formal.

Mr. Sandquist proposed that the HLA drafts would be read and the Commission will come back on the March 26th with comments on the draft and then forwarded those draft comments to the Planning & Development Commission on April 2, 2009. The municipal meetings could then be held during the last two weeks of April.

The meetings will be scheduled toward the end of the month, covering Monday through Thursday. Mr. Sandquist will be working on room arrangements and invitations. Mr. Sandquist will get the revised draft out to the Commission as soon as it is received and it will be posted on the 2030 website.

MCCG

None

Member's comments

The Commission reported that the County Board District meetings have been taking place and they were very productive.

Chairman Comments

none

Public Comment

Pat Kennedy said that the Transportation Department must use the CMAP numbers and to remain consistent the Planning Commission should use them too. Regarding LEAM, how long have they been doing their projections and planning and that should be taken into consideration when accepting their numbers.

The meeting for next week has been cancelled.

Next meeting will be scheduled for March 26th.

Adjournment

Motion to adjourn by Mr. Swenson, seconded by Mr. McNutt. All members present voted aye.

Adjourned at 8:10 p.m.