

McHenry County Regional Planning Commission
Meeting Minutes
April 16, 2009

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

Commissioners Absent: Frank Harrison

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

Also Present: Jim Heisler, Mary Donner and Barb Wheeler; County Board Members, Tom Harding, Tim Dilsaver, Tammy Valentine Garza, Conor Brown and Adam Metz

The meeting was called to order at 6:05 p.m.

Public Participation

None

Director's Comments

Mr. Sandquist preferred to defer his comments until the end of the meeting. He mentioned that the goal for tonight was to complete the review of the Community Character & Housing Chapter.

Old Business

LEAM – Mr. Hansel informed the Commission that the information was just received from LEAM. Mr. Hansel presented two maps, the ETJ and the original MEGA scenario next to each other. The ETJ map scenario shows redevelopment clusters occurring in Algonquin Township near the train station areas. It was felt that some of the development that occurs in the clusters around the train stations moves to Route 176 and Route 47 in the MEGA Scenario. Mr. Hansel reminded the Commission that the maps show only new development. Ms. Schietzelt reminded the Commission that Algonquin Township will be the first township to run out of water. Mr. Sandquist informed the Commission that the water recharge areas are taken into consideration on the MEGA Scenario. Ms. Schietzelt just wanted to remind the Commission that Algonquin Township is consuming water faster than being recharged.

The second comparison was by quarter section using the urban growth boundary (UGB) map and the mile and a half scenario showing the changes between the two. This comparison shifts the development from Route 47 to Route 176. With these two scenarios the development either occurs along Route 47 or Route 176. Mr. Hansel reported that LEAM is not completely finished analyzing these two scenarios. Mr. Sandquist explained to the Commission that the maps provided were comparisons, the red indicates the ETJ concept and blue indicates development under the UGB concept. Mr. Davenport noted that there is already a large development in the City of Crystal Lake near the college and the area on Route 176 west of Route 47 has a lot of MCCD land. Mr. Dreher explained that it makes more sense than going with the mile and half to be more strategic where the scenario places development in areas that are more compact and where most of the existing development is in the County. Mr. Davenport said that

he agreed in theory it should provide a good result, but that's not happening in his mind. He feels that the scenario is not picking up the areas with wetlands and environmentally sensitive areas. Mr. Dreher felt the urban growth boundary (UGB) was the preferred map. After turning on the mile and a half layer, Mr. Davenport understood the resulting development along Route 176 since it is within the mile and half of the Crystal Lake limits. Ms. Schietzelt suggested that the Commission wait until the next meeting to see the Land Use Change Analysis (LUCA) tables. The Commission felt they could agree on a map tonight and still review the LUCA tables at the next meeting. Mr. Dreher explained that the mile and half is a valid consideration because it's more important, to have efficient development contiguous to existing services. He also would like to see the numbers but felt that it would not indicate anything different from the scenario. The Commission agreed on the UGB map which will be renamed to the Compact Contiguous Growth (CCG) map. Mr. Davenport asked for clarification that the scenario is being chosen to be used as a background for the future land use map. Mr. Thompson mentioned that Routes 47 and 176 have boundary agreements with the Village of Lakewood, City of Woodstock, Village of Huntley and the Village of Lake in the Hills. It was noted that the boundary agreements will expire in approximately 15 years.

Mr. McNutt made a motion to accept the Compact Contiguous Growth (CCG) scenario, seconded by Mr. Dreher. All members present voting aye. Motion carried.

Mr. Sandquist informed the Commission that staff will begin working on the land use map and provide the LUCA tables at the next meeting. He will request that LEAM rename the scenario map.

Land Use Principles-

The Commission recommended designations for residential, non-residential, mixed use and not be parcel specific. Mr. Dreher suggested using the layer in LEAM (Red and yellow) that compares new residential and new commercial. The Commission recommended more compact future development which is also noted in #4. It was noted that MCNAI sites can be public or private, but are natural inventory sites. There was a question if the MCNAI sites should be shown as environmentally sensitive resource on the map. (See pg. 42 of the draft plan.) Some of the properties are Conservation District sites and some are regulatory. They will use the information as a starting point.

Chairman Eldredge added that the Regional Planning Commission is advocating where there is future development to support having higher densities as he feels this goes along with compact, contiguous development. Encourage buffers on major highways to make it evident where a community ends and begins. This is an item that could be added to community character.

The Commission continued review and clarification of the principles. The Commission mentioned they would like the municipalities to ensure that there is adequate water supply to support future development.

Mary Donner, County Board Member, explained how the County Land Use Plan and County Zoning Ordinance work together.

Chairman Eldredge commented there was a recent report that was created jointly by the Federal Department of Transportation and the Department of Housing and Urban Development (HUD) mentioning that historically the affordable cost of housing has been determined by the mortgage

payment/rent and utilities. Now HUD would like to include the cost of transportation in the formula. This type of program is a transportation efficient mortgage and could result in the choice of housing that is desired.

The Future Land Use Principles will be clarified from comments made this evening and then taken to the Planning and Development Committee.

The Commission took a short break from 7:20 p.m. to 7:30 p.m.

New Business

Community Character & Housing Section -

Motion by Mr. Davenport, seconded by Mr. Shaw that policy statements adopted at the last meeting be incorporated into the Community Character & Housing Section. There was discussion that Mr. Sandquist wordsmithed the document based on comments made during the review at the previous meeting. The Commission requested to hold the motion until later in the meeting when copies of the document written by Mr. Sandquist could be provided to all Commissioners. After copies were provided to the Commission, the Commission felt they could vote on the matter today. All members present voting aye. Motion carried.

Mr. Dreher commented that he liked the way the policies were categorized. If the Commission approves he will continue reorganizing the water resource chapter policies.

MCCG

None

Member's Comments

None

Directors Comments

Mr. Sandquist reported that the Planning & Development Committee has gotten through comments from the Planning Commission and has sent the comments on to HLA. The Planning and Development Committee will receive the Commission's comments regarding the Community Character Section and then those comments will be forwarded to HLA. The Planning and Development Committee will still need to look at the Water Resource Chapter, which Mr. Dreher will be editing. The Committee will meet on May 7th, but the deadline for information for that meeting is April 29th or 30th. Public meetings need to happen after it has all been through the Committee which will be close to the end of May. Committee discussed they will update the County Board on Tuesday. Committee does not want to be rushed through the review. Staff will begin working on the map and bring it to the next meeting. Mr. Dreher asked if there could be an ad hoc meeting between the Committee and Commission to discuss changes. Mr. Sandquist will approach the Committee on this matter.

The next RPC meeting is May 14th unless a joint meeting is arranged. Mr. Davenport mentioned that he is not available for the next meeting.

Chairman's Comments

None

Public Comment

Emily Berendt requested the land use policy #7, regarding protection of groundwater recharge be a text policy not a map policy.

Adjournment

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

The meeting was adjourned at 9:24 p.m.

DRAFT