

McHenry County Regional Planning Commission
Meeting Minutes
June 11, 2009

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

Commissioners Absent: None

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

Also Present: Kathy Bergan Schmidt, Jim Heisler; County Board Members, Pat Kennedy, Conor Brown, Randi Wille, John Darger, Ed Roch, Andrew Celentano and Tom Harding

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

Approval of Minutes

Motion by Mr. Bauman seconded by Mr. Harrison to approve the minutes of May 14, 2009 and May 21, 2009. Mr. Dreher noted two minor corrections to the May 21st minutes. All members present voting aye. Motion carried.

Public Participation

None.

Director's Comments – Mr. Sandquist mentioned that the last meeting with the Planning and Development Committee was very effective and that many of the points the Committee had slated for removal were put back into the plan at least for public review. Mr. Sandquist informed the Commission that Houseal Lavigne and Associates (HLA) have quickly updated that plan with the changes requested. The plan has been sent to the printer and advanced copies were available for the Commission members. It will also be available to view on the 2030 website. He hopes the Commission will make progress this evening in setting the dates for the public review meetings.

New Business

Municipal/Township/Public Review Meetings – Mr. Sandquist explained that he would like to review the dates and the process for the meetings. He said that the meetings would start with a PowerPoint presentation, small group discussion and handouts will be provided. Staff will ask participants to complete a worksheet during the presentation and a comment card to be returned later. Mr. Dreher suggested having a list of the controversial issues as mentioned at the previous meeting. He also requested the addition to the questions of how long people have lived in the County. Mr. Dreher felt that formal input is needed and he likes the process. He questioned if press releases would be sent out. Mr. Dreher asked if a physical copy of the plan could be provided to libraries because not everyone has internet access. Mr. Sandquist is open to the idea and would still like to consider the cost of making the additional copies of the plan. It was suggested during the meeting that a disc (CD) could be provided to the libraries. Mr. Dreher mentioned that McHenry County Council of Government (MCCG) should be encouraged to promote and attend the workshops. A copy of the plan with a cover letter signed by the Chairman officially passing on the information and inviting the mayors and township supervisors will be sent out with a hard copy and a disc of the plan to each municipality and township. He suggested

working with township supervisors because they are not usually involved with MCCG. Ms. Schietzelt suggested that municipalities and townships put the meeting dates on their websites. Mr. Dreher felt that we should have a neutral moderator at each table. Mr. Sandquist stated the limited resources and stated that one Planning Commissioner will be seated at each table along with a Planning and Development staff member. The Commissioners will be provided with a set of questions for the table and staff will take notes and record table comments. Mr. Sandquist noted that each meeting will be able to accommodate 60 people at tables and if there was a large response then more meetings could be scheduled.

The sign-up sheet was passed around for Commissioner's to sign up for the 4 scheduled meetings.

Future Land Use Working Map Status Report – Mr. Sandquist reported that Mr. Moore, Planner for the Department of Planning and Development, has begun working on the land use working map. Mr. Moore reviewed the progress on the Land Use Plan Working Map and demonstrated how the various layers can be displayed. He explained that LEAM was not intended to produce a land use map, but to be used as a tool and taken into consideration when producing a land use map. He showed several layers to the Commission and noted that the memo was provided as a review showing the key elements that have been identified as important layers. Mr. Moore explained that the Bull Valley and Greenwood priority ag preservation areas and the Huntley-Union preservation area was cut back around Huntley. He explained that the ag preservation areas were a strong force in LEAM modeling. As previously requested, Mr. Moore showed the municipal plans layer on the map. He asked if the Commission would want to keep their designations or possibly change them. It was also noted that within the mile and a half areas there are limited areas for development due to environmental constraints. Mr. Moore stated that LEAM is looking at areas of growth pressures. Mr. Sandquist suggested that something in between what LEAM has for an area and what the municipality has for an area would be a good compromise. Mr. Sandquist said that he understood what the Commission is looking for and will proceed with the maps as directed.

Chairman Eldredge felt the Commission accomplished a great deal this evening.

Public Comment

Tom Harding said the mapping really helps and is a extremely important to the Zoning Board of Appeals. He sees a lot of planning in the municipal areas and it is good to cooperate with municipalities. However, this is a county plan. He mentioned that that the urban growth boundaries are not successful. He requested greater emphasis on county mapping. He explained the market drives these maps and will drive the area for the next 20 years. He reported that 60% of people purchasing real estate come from outside the county. In his opinion, the municipalities will grow at their own pace. He noted that people are looking for a more "countrified" area and want larger lots.

Adjournment

Motion Mr. Bauman, seconded by Mr. Thompson to adjourn the meeting. All members present voting aye. Motion carried.

Meeting adjourned at 8:05 p.m.