

McHenry County Regional Planning Commission
Meeting Minutes
July 23, 2009

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

Commissioners Absent: Frank Harrison and Craig Hubert

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

Also Present: Ersel Schuster, Kathy Berendt Schmidt, County Board Members; Tom Harding, Pat Kennedy, Tim Dilsaver, Robert Pope, Michelle Kuhlman, David Sheen, John Darger and Patrick Fitzgerald

The meeting was called to order at 6:09 p.m.

Approval of Minutes

Motion by Mr. Thompson seconded by Mr. Bauman to approve the minutes of June 11, 2009 and July 16, 2009. Mr. Dreher requested that the addition of the split vote comments by Mr. Swenson where the split vote information is carried forward to the County Board be added to the minutes of July 16, 2009. All members present voting aye. Motion carried.

Public Participation

None

Director's Remarks

None

Presentations

None

Old Business

None

New Business

Mr. Sandquist explained the comments from the four forums were available on the 2030 website. Mr. Sandquist also stated that the summary statement order was based on which comments Commissioner's felt justified a change in the plan. The comments were organized into groups by chapter, theme, etc. The written comments from the forums were also posted to the 2030 website.

The Commission began reviewing the comments from the Economic Development section since this is the area that noted the most conflicts. Mr. Dreher requested that if there were clarifications needed, they be handled by staff in “red line” mode. He asked that if there were items that need name changes or grammatical changes that staff make those changes without the Commission having to review them during this meeting. There was consensus with Commission members on this request.

Mr. Sandquist noted that Houseal Lavigne Associates (HLA) provided a tool for editing the document online. The Commission will be allowed to view the changes that staff makes to the document likewise online.

The Commission began reviewing comments. The first item, “more coordination with municipalities needed” will be handled with the future land use map. There was a consensus that the Commission addressed this item and could move forward.

The map on page 97 will be changed to show areas of gravel deposits and will be labeled as a resource map. There was discussion to remove or color the area south of Harvard, west of Route 23 that is noted as an aggregate resource because the area is not feasible to mine with current technology. It was also suggested to use the text to describe this is where gravel is located that may be feasibly mined in the future with new technology. Motion by Mr. Davenport, seconded by Mr. McNutt to delete the area south of Harvard and west of Route 23 from the mineral map and move the map forward. Roll call vote: McNutt – aye, Thompson - aye, Bauman - no, Schietzelt -no, Shaw- aye, Davenport - yes, Swenson-aye, Dreher - no, Eldredge- aye. Motion carried.

Revise policy #17 to add the phrase, “and in the meantime protect their utility for agricultural use”. This will keep aggregate on the same level as agriculture.

Mr. Sandquist suggested the following wording for policy #17, “promote and continue agricultural use on areas with known aggregate uses in case they are needed in the future”. The preferred use for now is agriculture.

The Commission agreed to strike policy #18.

For policy #21 Mr. Davenport suggested changing the word “within” to “with” and change “regarding” to “for”. He noted that future reclamation will most likely be parks and open space. Mr. Sandquist suggested a stronger statement that says, “the preferred use of reclaimed areas be open spaces”. Mr. Dreher suggested adding the word agriculture. The Commission agreed to this change.

There was a consensus to strike policy #20.

Jeremy Shaw left the meeting at 6:45 p.m.

The Commission discussed commercial nodes and industrial business parks. They referred to figure 12, page 97 in the plan. Mr. Davenport explained that the idea was to identify areas that would be attractive for those uses. Most areas were major cross roads such as Routes 176 and 47. Mr.

Davenport identified the three areas with red squares and explained that those areas are being reinforced as a commercial area.

Mike Rein arrived at 6:50 p.m.

Motion by Jerry Davenport seconded by Ms. Schietzelt to eliminate the major commercial destinations map and replace it with text that acknowledges that while most commercial development occurs in municipalities there are three areas of special concern which will be described as the three areas in the squares. Mr. Dreher asked to modify the motion to say that there are potential areas, and examples of those potential areas are described by the three squares included in the map. There was a roll call vote. The motion passed on a unanimous vote.

There was discussion on industrial, office, and business park areas. Mr. Davenport asked to remove the word "zone". He explained these are general areas reserved for the future. Mr. Davenport felt the map should be labeled properly. The map is to identify areas that are attractive for industrial and business parks. Mr. Dreher felt it was premature to put this type of land use on a map with numerous conflicts and no infrastructure for these uses. There may be a large site in the future that may not be able to be accommodated by a municipality which could be located in the County. These examples could not be located on a map, but should be included in the text. Motion by Mr. Baumann seconded by Ms. Schietzelt to change the text in the plan parallel to the provision on commercial to reserve some areas and include examples; Richmond and Marengo areas and to remove the map. Roll call vote: Davenport – No, all others voting aye. Motion carried.

Mr. Dreher would like to see page 94 expanded to include a paragraph highlighting office, research, medical and corporate as a preferred use. The County is more suited for office research and those types of offices which produce more jobs and are cleaner than industrial uses. Mr. Davenport requested adding the definition and change the title to industrial/business park areas instead of zones on page 99. There was consensus by the Commission.

Under policy #9 add the word "only" between the words allow and limited.

Under policy #12 remove the wording "to increase its median household incomes" and move the policy under industrial parks.

The Commission agreed to remove policy #13 and the "Housing" title.

Mr. Davenport felt that the housing information on page 89 is similar to page 21. There was consensus to keep page 21 and remove page 89. Staff is to compare the two pages and keep any information that is not duplicative.

Page 91 change wording to read, "It is projected that the Hispanic population will continue to approximately double the rate of the general population". There was discussion if this statement should be left in the document and why we are referring to Hispanics. Health comment needs to be added and other information that pertains to this statement is on page 92. Suggested language from Mr. Dreher was, "The concern is related to an increase in demographic groups who are challenged by language, education and work force skills". Mr. Sandquist reported that CMAP has invested in special efforts and brought together groups of experts on the topic to address Hispanic issues. Chairman Eldredge requested staff contact CMAP for suggestions. Ms. Wanaski suggested using the study called "A Place Called Home" to look at the language. Mr. Dreher mentioned that there were comments that the Commission did not reach out to the broader public and make an effort to reach out to certain demographic groups such as the Latino Coalition. They would be invited them to future meetings.

Mr. Davenport suggested that Page 93, last column, first paragraph the words "be supported by" be removed. He also suggested moving the last paragraph in the third column to the last paragraph in the fourth column.

Ms. Schietzelt requested that more information on tourism be added. The Commission agreed to change the title of "Agri-tourism" to "Tourism" on page 99 and correct other "Tourism" words in the section. Mr. Sandquist recommended more on ecotourism to page 56.

Mr. Dreher proposed removing "nuclear and refineries" on page 94, under Mitigating Other land Use Conflicts. Ms. Schietzelt felt that she was fine removing "nuclear, refineries and ethanol plants". There was consensus on this decision.

Mr. Thompson noted the citation for Chart #2 that the word "projection" is spelled incorrectly on page 94.

The Commission agreed to include the definition of the activity in a "reliever airport" in a text box.

Ms. Schietzelt recommended looking at the mission statement for economic development on page 11. The addition of "agri" and "ecotourism" should be added to the end. There was consensus to remove the second bullet point in the third column. Mr. Davenport would like staff to clean up page 11 regarding the economic development section.

The Commission took a short break at 8:15.

Chairman Eldredge asked the Commission to set future meeting dates. The next meeting will be Thursday, July 30th.

Chairman Eldredge mentioned that additional meetings will be scheduled. It was also suggested that the Commission meet every Thursday until further notice. Mr. Swenson is not avail on August 6th. The Commission will meet on July 30th and decide the next meeting date during the meeting.

The Commission proceeded to review the Ag Resources comments.

Mr. Davenport suggested removing the priority agriculture zone from the southwest corner of the map on Page 34, Figure 1. He mentioned that this area is within Marengo's FPA. Mr. Dreher felt this could be resolved in the land use map. Chairman Eldredge felt that the area near Richmond could have the line moved back to Keystone Road. Mr. Davenport mentioned there is another area in Woodstock near Rosefarm Road and Lamb Road that needs to be addressed.

Mr. Davenport made a motion seconded by Mr. Dreher to trim the ag areas to eliminate conflicts with municipal plans in the commercial industrial growth areas in the Richmond FPA area, Woodstock area near Lamb Road and Rosefarm Road and the south west area near Marengo's southwest FPA area. Mr. Dreher is concerned that a lot of time could be taken up. He would like a framework developed and staff could prepare a revised map based on specific conflicts with municipal land use plans. Mr. Sandquist suggested using the municipal land use plans and information from LEAM to trim back the areas. Ms. Wanaski suggested removing the green line and show just the prime soils map. Ms. Schietzelt recommended using the prime soils map. Mr. Davenport made the southwest area more specific by removing the area southwest of Harmony Road and between Harmony Road and I-90 and everything within 1 mile of the intersection of Route 23 and I-90. There was discussion on the I-90 interchanged being put in and development in that area. Roll call vote: McNutt-no, Thompsons - no, Bauman - no, Schietzelt – no, Rein – no, Swenson – aye, Davenport – aye, Dreher – no, Eldredge – no. Motion failed.

Mr. McNutt made a motion, seconded by Mr. Thompson to eliminate green lines on the map on page 34 and only indicate prime soils just like the "aggregate resource" map. Vote: Davenport – no, Swenson – no, all others voting aye. Motion carried.

The Commission agreed to add a general statement in acknowledging property owners rights in the vision statement.

The Commission agreed to add the wording that was previously removed from the plan regarding transfer of development rights back into text and policy.

The Commission requested a text box be added for defining the LE 80 on page 32.

Update for Future Land Use Map – Mr. Wellington showed a printed version of municipal comprehensive land use maps that staff has digitized. Ms. Sandquist reported that all municipal land use plans have been entered into a GIS layer. As a starting point, staff will provide a working exhibit for

the Commission. The exhibit will show the aggregate of all the municipal plans. All of the township maps have been digitized. The land use definitions are not the same. Staff will try to reconcile definitions of land use between townships and try to come up with the some categories for the townships.

Mr. Sandquist showed the Commission the tool on the HLA website so the staff can change the document. All changes will be shown with mark-ups. The Commission was shown an example of how the website will work and how they will be able to view the revisions online.

Mr. Davenport asked about existing land uses and the need to have some corrected. He mentioned Coral Township having a 1997 map on line. Mr. Sandquist mentioned that staff is working on having existing land use based on 2005 existing land uses.

MCCG

None

Members Comments

Mr. Thompson spoke to Mayor Sager, who attended 2 of the 4 meetings. Mayor Sager found the meetings productive and felt we were “doing things right”.

Chairman’s Comments

Chairman Eldredge felt the Commission accomplished a lot and hopes to finish the last sections at the next meeting.

Public Comments

Pat Kennedy commented that just because a plan is not recent it should not be disregarded. She heard from Dunham Township residents that the red square at the corner of Routes 14 and 23 which already has a new school being built at that location. She reported that the people in Dunham Township felt as if Commissioners have not been to their area. In regard to sod farms and nurseries it is indicated as agricultural and people felt that it should be removed as an ag use because it is actually ag mining.

Emily Berendt congratulated the Commission on moving through the comments this evening.

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

Meeting adjourned at 9:16 p.m.

