

**McHenry County Regional Planning Commission**  
**Meeting Minutes**  
**August 6, 2009**

**Commissioners Present:** Chairman Charlie Eldredge, Ron Bauman, Jim McNutt, Nancy Schietzelt, Craig Hubert, Frank Harrison, Jerry Davenport, Jeremy Shaw and RB Thompson

**Commissioners Absent:** Dennis Dreher, Bill Swenson and Mike Rein

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

**Also Present:** Ersel Schuster, Kathy Bergan Schmidt, County Board Members; Pat Kennedy, Kim Willis Tim Dilsaver, Conor Brown, Tom Harding and Pam Cumpata

The meeting was called to order at 6:07 p.m.

**Approval of Minutes**

Motion by Ms. Schietzelt seconded by Mr. Hubert to approve the minutes of July 23, 2009. All members present voting aye. Motion carried.

**Public Participation**

None

**Directors Comments**

Mr. Sandquist congratulated and commended the RPC on the work completed at the last two meetings. He also mentioned that County Board members have also commented on the accomplishment of completing the review on the public comments.

Mr. Sandquist mentioned that there was a lot of work put into preparing for the meeting this evening.

Pam Cumpata, President of MCEDC, introduced herself to the Commission.

**New Business**

*Development Capacity* – Mr. Sandquist explained that, as a starting point, the Commission needs to have an idea of how much land will be needed to accommodate the projected population of 540,000 people. The Commission will need to determine how much of that population will be accommodated within the existing municipal areas and then determine how much of the population will be accommodated in the unincorporated area within already platted subdivisions, on ag property or residential property that is already buildable. At that point the Commission will be able to talk about the amount of area required for future land uses on the map and where they should be located. Mr. Sandquist explained his methodology in computing the capacity figures as were noted in his memorandum to the Commission.

Mr. Davenport voiced concern over the 2005 land-use map. It was noted that the maps were not always accurate on properties with the 0030 codes because it picks up cemeteries, lots with septic and open space lots and staff was not aware of the error.

Mr. Davenport felt the 8 units per acre for multi-family should be used instead of the 6 units used by Mr. Sandquist. Mr. Davenport felt that multi-family household's size should be 2 people on multi-family and 3 people on single family residences. Mr. Sandquist noted that the density was 3.73 units per acre in the municipal areas and that did not include estate or multifamily. Mr. Davenport felt the numbers were high and felt the reason was that in some older areas it takes several lots to be able to create a parcel that is buildable.

Ms. Schietzelt asked about the recommended changes in the housing chapter and if the policies are being applied to the analysis. Mr. Sandquist asked if the Commission wanted to increase the densities and then suggested that for new annexations and new development they could apply the new densities.

Since there is a problem with the 0030 coded "vacant parcels", Mr. Sandquist proposed going back through the 2005 land use assessment data and applying a 10% to 15% reduction from the figures or going back and manually crossing off the parcels that are not vacant parcels. Chairman Eldredge asked Mr. Davenport and Mr. Harrison to volunteer to mark off parcels on the map.

Mr. Thompson arrived at 6:45 p.m.

Chairman Eldredge suggested the Commission needed some time to digest the information that was presented this evening.

There was a consensus for Mr. Davenport and Mr. Harrison to work on the numbers. Chairman Eldredge asked to be present at the meeting.

There was a discussion on large municipal lots over an acre that is on septic and well. Mr. Sandquist reported that across all municipalities he found 32% of residential land is at estate density.

Mr. Davenport feels that if there is water and sewer available, percentages are not needed.

Ms. Schietzelt noted that the CMAP GOTO 2040 meetings are being held and she received an email that stated that there is an overwhelming majority of people that are welcoming the idea of higher densities in the municipalities.

Mr. Harrison said that the TOD capacities that mention train stations are all within a half mile of the train stations. In that instance, Cary would have 1000 units proposed in areas that are already built up and this would require massive redevelopment. Ms. Schietzelt suggested that perhaps it may need to

be evaluated village by village. Mr. Sandquist asked the Commission if they wanted to base the land use on these predictions.

As far as policies, Mr. Sandquist asked if the Commission wanted to make the policies based on this. Chairman Eldredge suggested that would need to be evaluated on a station by station basis.

Mr. Davenport asked Mr. Sandquist to look at the estate numbers on the memo on capacity. Mr. Davenport questioned Mr. Sandquist's numbers on the estate numbers. He asked Mr. Sandquist to review his numbers. Mr. Davenport questioned the industrial numbers and found them to be low and felt that the Commission should beef up the numbers. Mr. Sandquist said that could be a policy item.

*Future Land Use Map* - Mr. Sandquist reviewed his memorandum regarding staff recommendations of items to be considered in creating the future land use map. He also had an email from Mr. Dreher and noted that it mentioned the Commission missed policy #48 on page 81 regarding hydric soils and this should be looked at before development of a future land use map. Mr. Sandquist suggested the Commission look at polices and decide which are more important in developing a future land use map. He is looking for input from the Commission in the form of general rules.

There was a discussion on hydric soils based on the policy on page 81. The Commission looked at a map with several layers added (LE 80 soils, MCNAI site, Natural resources, and floodplain/wetlands) so they could determine where hydric soils would be located. Mr. Davenport asked that the aquifer recharge areas be displayed. Ms. Schietzelt reminded the Commission that many comments were received that asked for ground water protection. Mr. Sandquist asked the Commission how hydric soils would affect the future land use map. What other features and information would the Commission like to use to modify the municipal future land use map. He suggested the Commission review at a higher level. Chairman Eldredge stated that there is an issue with the hydric soils and he would like more Commissioners in attendance if a vote was to be taken.

The Commission asked for a copy of Hampshire's Comprehensive Plan to see what they have planned for McHenry County. Mr. Sandquist asked how the Commission would like to shrink down municipal plan growth areas to a realistic demand. Mr. Davenport felt it would only be a few areas that need adjustment.

Mr. Shaw asked if the Commission should defer to the municipal plans. Chairman Eldredge stated that in his opinion the Commission would respectfully look at the plans and if the Commission feels they have overreached or are unreasonable in their plan it will be noted. If the municipality is not proposing unreasonable growth but is not exactly what the Commission has planned for they will defer to the municipal plan.

The Commission starting by reviewing a composite map of municipal land use plans focusing on the southeastern corner of the County. The Commission looked at the maps to determine if there were

areas where municipal plans were not in agreement with the Commission. Areas that the Commission felt needed a change were marked on the map.

There was open discussion on the map. The Commission identified two areas that were void of land use and the Commission requested staff to fill in those areas with appropriate designations.

Mr. Davenport asked staff to look at the corridor between Marengo and Huntley and make suggestions to the Commission as to where the best places are for industrial areas balancing all aspects.

The Commission decided to keep going west and review Coral, Riley and Nunda Townships.

Mr. Harrison noted that he will not be here next week.

### **MCCG**

None

### **Members Comments**

Mr. Davenport suggested that since Mr. Harrison will not be at the next meeting the Commission should review Nunda, Dorr and McHenry Townships at the next meeting. There was consensus with the Commission.

### **Public Comment**

Conor Brown asked when the Commission is meeting. He was informed that the meetings will continue on Thursdays until the Commission is finished.

Tom Harding agreed that every municipality gets new people with each election. He was encouraged that the Commission was planning for the County and not municipalities.

Pat Kenney noted the political whims blow with County elections as well as the municipal elections.

### **Adjournment**

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

The meeting was adjourned at 8:57 p.m.