

McHenry County Regional Planning Commission
Meeting Minutes
August 13, 2009

Commissioners Present: Chairman Charlie Eldredge, Jerry Davenport, RB Thompson, Nancy Schietzelt, Dennis Dreher, Bill Swenson, Craig Hubert, Mike Rein and Jim McNutt

Commissioners Absent: Ron Bauman, Frank Harrison and Jeremy Shaw

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

Also present: Kathy Bergan Schmidt, Ersel Schuster, Jim Heisler, Barb Wheeler, County Board members, Pam Cumpata, Lisa Haderlein, Conor Brown, Tim Dilsaver, Tammy Valentine Garza, Tom Harding, Randi Wille, and Audie Beeson

The meeting was called to order at 6:06 p.m.

Approval of Minutes

Motion by Ms. Schietzelt, seconded by Mr. Hubert to approve the minutes of July 30, 2009. Mr. Swenson asked that the minutes reflect his arrival at 6:30 p.m. All members present voting aye. Motion carried.

Public Participation

None

Director's Remarks

Mr. Sandquist will reserve his comments for the end of the meeting. He will then speak about the upcoming week's agenda items.

Old Business

Development Capacity – Mr. Sandquist reported that he met with Mr. Davenport and Mr. Harrison. Mr. Sandquist suggested that development capacity is worked on at a later meeting. He felt the Commission should proceed with the land use map. He noted that the GIS Department has indicated that the 2008 data from the Assessor's Office will be available in two weeks and that will be an improvement to the model and allow the Commission to do a better analysis at the end.

Mr. Sandquist reviewed the items that the Commission changed at the last meeting:

- Multi-family development will occur at 8 units/per acre.
- Break out household sizes: multi-family 2 persons/unit and single-family 3 persons/unit
- Certain communities would not use the historical split. Fox Lake and Prairie Grove would have less estate development in the future. Lakewood and Spring Grove would have more estate development.

Mr. Dreher stated that the policies are encouraging higher densities in certain areas; he asked if that has been factored into the capacity numbers. Mr. Sandquist said that there are some areas where old land uses are influencing the historic split and it will be altered in communities where it makes sense. Mr. Dreher said that the Commission recommended transit oriented development (TOD) and asked if that is being factored into the capacity. Mr. Sandquist mentioned that the number is about 19,000 households that will be absorbed into existing municipalities. He spoke about the units per acre in and around train stations and gave examples. Chairman Eldredge felt that the high density around the new train stations would work, but it would be more difficult around the existing stations. Ms. Schietzelt reminded the Commission that at the last meeting it was decided to look at these areas community by community. Mr. Sandquist asked the Commission if they would prefer to wait for the new data and then make a decision. Mr. Dreher felt the Commission could go ahead with the high densities which could be changed later if it was needed since they are based on policies. Mr. Sandquist reviewed the areas that the Commission needed to make decisions;

- No agreement on multi-family 8 units/per acre
- The percent of estate will be reviewed on a community by community basis
- TOD infill will be a station by station, community by community basis.

Mr. Sandquist asked the Commission if they would like to wait for the new GIS numbers. Mr. Davenport felt that the Commission will make a lot of progress in the next few weeks. Mr. Sandquist would like to bring back the capacity map along with the future land use map. The Commission will work on capacity at a later date. Mr. Sandquist will bring back the new figures on a spreadsheet.

The Commission proceeded to the Land Use Map.

Future Land Use Map

The Commission started by reviewing the Nunda Township map. The Commission is to point out areas on the map that do not match the township and municipal plans.

The Commission reviewed the following areas:

The white area long Walkup Avenue and Crystal Springs Road where there is a boundary agreement. The Commission felt that the agreement should prevail.

The white area on Route 176 near Lippold Park is planned for park district by the City of Crystal Lake. The Commission agreed that the area to the north is planned for open space and the small area on the curve of Route 14 should be designated for office.

The Commission noted a white area at the end of Ridgefield and west of Route 14. It was noted that there is a Northwest Sub-area future land use plan which should be consulted for this area. Mr. Dreher felt this is a transition zone and the most current plan should be used.

The area on Route 176 that was previously noted as a "finger" should be designated as commercial on the south side of Route 176. This area was designated as commercial in the Lakewood plan and also in the LEAM model.

Mr. Davenport made a motion to show office/industrial on the north side of Route 176, including the red hatched area from the City of Woodstock's plan. Ms. Schietzelt noted that there are conservation easements in the area. There was no second. The motion failed.

Ms. Schietzelt made a motion to honor Woodstock's designation for conservation protection as drawn north of Route 176. Mr. Dreher seconded the motion with an amendment to the motion to make the area north of Route 176 commercial/retail except for the areas with red hatching. Ms. Schietzelt accepted the amendment. Roll call vote: Eldredge – nay, Dreher – aye, McNutt – aye, Davenport – nay, Hubert – aye, Schietzelt – aye, Swenson – nay, Thompson – aye, Rein – nay. (5 aye/4nays)

Motion by Mr. Davenport, seconded by Mr. Hubert to designate that area south of Route 176 as a natural resource area. Roll Call vote: Eldredge – nay, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – aye, Thompson – aye, Rein – aye. (8 aye/1nay)

The Commission returned to the Ridgefield area. The Commission directed staff to review the Northwest Sub-area Land Use Plan specifically, the Ridgefield corridor. The Commission agreed to defer to the map in the Northwest Sub-area Land Use Plan.

The Commission took a short break at 7:55 p.m.

The Commission started reviewing McHenry Township maps. Ms. Schietzelt made a motion to honor the municipal plans in McHenry Township. Chairman Eldredge stated that he was in favor of honoring the municipal plans except for areas that are yellow and gold and are outside of municipalities. Mr. McNutt felt the Commission is responsible to the residents to at least take a look at the map. There was no second to the motion.

There was discussion on the yellow areas in McHenry Township near Johnsburg. Motion by Mr. Davenport, seconded by Chairman Eldredge to change the yellow (estate) area to orange (residential) which extends to the north of Ringwood Road, south of Miller Road and over to Solon Road. Chairman Eldredge amended his motion to also include the area to the north, Spring Grove Road to Solon Road. Roll Call vote: Eldredge – aye, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – nay, Thompson – aye, Rein – aye. (8 aye/1nay)

Motion by Mr. Davenport, seconded by Mr. Hubert to keep the area east of Stadel's Farm in orange. Roll Call vote: Eldredge – aye, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – nay, Thompson – aye, Rein – aye. (8 aye/1nay)

Motion by Mr. Dreher, seconded by Mr. McNutt to change the area noted by Ringwood Road (east boundary) with a south boundary of Route 120 including Thatcher's Meadow except for the red area on the corner to orange. Roll Call vote: Eldredge – aye, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – aye, Thompson – aye, Rein – aye. (9 aye)

There was consensus among the Commission to change the area west of Queen Ann Road to Nusbaum Road be changed to agricultural.

Motion by Mr. Davenport, seconded by Mr. Hubert for the area east of Queen Anne, south to Greenwood Road and north to Aavang Road to remain as agriculture. Roll Call vote: Eldredge – nay, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – aye, Thompson – aye, Rein – aye. (8 aye/1nay)

Motion by Chairman Eldredge, seconded by Mr. Swenson to leave a 40 acre wide swath from Aavang which extends the gray line and make the rest of the area down to Nusbuam Road as agriculture. Roll Call vote: Eldredge – aye, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – aye, Thompson – aye, Rein – aye. (9 aye)

Motion by Chairman Eldredge, second by Mr. Davenport to make the agriculture area stop at Greenwood Road and keep the area east of Greenwood Road as estate. Roll Call vote: Eldredge – aye, Dreher – aye, McNutt – aye, Davenport – aye, Hubert – aye, Schietzelt – aye, Swenson – aye, Thompson – aye, Rein – aye. (9 aye)

The Commission will meet next week.

MCCG

None

Mr. McNutt mentioned that he will not be able to attend the next meeting.

Public Comment

Barb Wheeler was fascinated with the technology at the meeting and the ability to utilize the computerized mapping. She was impressed with the discussion and the expertise of the Commission. She appreciates the Commission being cognizant of the municipal plans. She said the Metra station south of Woodstock was not noted on the map. She felt confused during the discussion on the Nunda Township map and the area near Barreville Road with the horse farm in the area. She felt that the area would not be changing and she would like it to be designated as agricultural instead of open space. She did not want to be losing something if it was left as is.

Tom Harding responded to the comment that there is no demand for residential property north of Woodstock by stating it was not true. He feels there is significant demand. He said that the area that the Commission designated as agriculture on the north side would be better suited as transitional land.

Adjournment

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

The meeting was adjourned at 9:14 p.m.