

Department of Planning and Development
McHenry County Government Center - Administration Building

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MEMORANDUM

To: Planning and Development Committee

From: Dennis A. Sandquist, Director

Date: November 30, 2009

Re: RPC Recommended 2030 Plan – Items Identified for Detailed Review

Attached is a list of the sections of the RPC's recommended 2030 Plan that members of the P&D Committee identified as needing further examination and possible revision based on the Committee's initial high-level review. It is my understanding that the Committee intends to proceed with the review of these sections during its regularly scheduled meetings.

HLA will be providing a text version of the RPC draft Plan so that staff can show the Committee our interpretation of your recommended changes with strikethrough and underline text on a paragraph by paragraph basis. HLA will also identify modified paragraphs and provide the RPC's original text as endnotes in the P&D draft Plan when it is released for public comment.

Introduction Section

1. Page 3, Column 4
Change all population related text to reflect the Committee's forecast of 495,000 persons.
2. Page 12, Column 2, Bullet Point 2
Consider changing "developing" to "planning" or a similar word.

Community Character Section

3. Page 15, Column 4, Bullet Point 6
Consider changing "provide" to "promote" or a similar word.
4. Page 16, Paragraph 1
Revisit this paragraph.
5. Page 25
Consider adding one or more water conservation policies under Sustainable Design and/or Conservation Design.

6. Page 25, Policy 30
Consider deleting text regarding funding sources.
7. Page 26, Policy 40
Determine if the “math” regarding the density and lot size is consistent.

Agricultural Resources Section

8. Page 29, Column 4, Bullet Point 2
Review use of term “where appropriate.”
9. Page 31, Column 1
Consider if it is relevant to measure the value of agriculture based on its assessed land value or fair market land value.
10. Page 38, Policy 2
Consider removing the text in parentheses that describes the land best suited for farming.
11. Page 38, Policy 18
Consider revising as this is not a County responsibility.
12. Page 38, Policy 19
Consider revising text to specify this is a USDA program.

Greenways, Open Space & Natural Resources Section

13. Page 57, Policies 1, 2, and 3
Consider replacing “require” with “encourage” or restructuring policies to read “encourage all jurisdictions to require...” as these policies are already requirements in the unincorporated area under county jurisdiction.
14. Page 57, Policies 13 and 14
Consider revising text as the County will not perform these functions directly. The County should “encourage” others to do so.
15. Page 58, Policies 23, 26, and 33
Is it the County’s responsibility to do the items listed in these policies? Should the policies be to “encourage” the proper entities to do take these actions?

Water Resources Section

16. Page 65, Column 2, Bullet Point 4
Consider adding text discussing the impacts of agricultural run-off on water quality. (See also page 73.)
17. Page 67, Column 4, Last Paragraph

Consider revising text to eliminate discussion of funding through taxes and permit fees.

18. Page 68, Figure 8
Revise colors to better differentiate between areas with High and Moderately High Aquifer Contamination Potential.
19. Page 71, Figure 9
Add scale bar, street names, township lines, or other geographic features to provide context.
20. Page 73
Consider adding text discussing the impacts of agricultural run-off on water quality. (See also page 65.)
21. Page 74, Text Box
Consider adding “citizen groups” or “local citizens” to the list of participants contributing to watershed planning.
22. Page 79, Policy 9
Consider revising to add or modify appropriate qualifying text.
23. Page 79, Policy 15
Consider revising to list the diverse water sources such as shallow aquifers, deep aquifers, and surface waters.
24. Page 80, Policies 23, 24, and 25
Consider revising these policies.
25. Page 81, Policy 39
Consider revising this policy.
26. Page 83, References and Sources
Consider adding reference for Sensitive Aquifer Recharge Areas map with date adopted by the County Board.

Economic Development Section

27. Page 87, Goals
Consider replacing “quality” with “primary.”
28. Page 87, Objectives
Consider adding a new objective establishing a target percentage for the commercial tax base.
29. Page 88, Column 3, Last Paragraph
Consider adding text describing the current commercial tax base as a percent of the total tax base and establishing a quantitative target for the commercial tax base.
30. Page 97, Column 1
Consider adding text better describing “regional facilities” and providing examples.

31. Page 98, Policy 1
Consider revising to indicate how land can be “reserved.”
32. Page 98, Policy 3
Consider revising to indicate who (developers, municipalities, others?) will improve and expand roadways.
33. Page 98, New Policy 12
Consider adding a new policy 12 supporting a reliever airport similar to policy 18 on page 120.

Infrastructure Section

34. Page 105, Column 1
Consider adding three paragraphs describing the County’s three adopted transportation plans.
35. Page 108, Paragraph 1
Change date approved to 2005.
36. Page 110, New Section
Consider adding new text describing the Pace PTAC program.
37. Page 116, Bio Energy Section
Consider revising or simplifying text to reflect concerns regarding corn-based ethanol.
38. Page 117, Compressed Air Energy (CAE) Section
Consider removing this section as it is not relevant to McHenry County.
39. Page 118, Figure 16
Add major roads to map.
40. Page 119, Past Planning Initiatives and Pertinent Entities
Consider revising text to reference the County’s three adopted transportation plans, being certain to include the correct title and adoption date.
41. Page 120, Policies 2, 3, and 4
Consider revising the policies to use terms consistent with the County’s adopted transportation plans.
42. Page 120, Policy 11
Consider revising.
43. Page 120, Policy 13
Consider revising or deleting policy if it is not realistic.
44. Page 121, References and Sources:
Provide full citations for the County’s three adopted transportation plans.

Land Use Section

45. Page 126, Existing Land Use Map Figure

Consider either: 1) revising the map to show existing residential areas in the western portion of the County based on zoning rather than property tax assessment data; or 2) providing a text box with text clarifying the map source and limitations (similar to page 125, column 4, paragraph 2).

46. Page 129, Column 1

Revise text to correspond to P&D's population forecast of 495,000.

47. Page 129, Column 2

Consider contracting with the University of Illinois to create a new LEAM scenario based on the P&D's population forecast.

48. Page 135, Future Land Use Map Figure

Consider revising the map based on public comment.

49. Page 136, Residential Development Capacity

Revise capacity analysis to correspond to the P&D's population forecast.

50. Page 139, Policy 2

Consider rewording policy to remove "in its entirety."

General

Review all References and Sources to ensure documents are properly cited with a correct name, author, and date.

Revise population projection references through the document.