City of McHenry
Planning and Zoning Commission Minutes
March 07, 2018

Chairman Strach called the March 7, 2018 special meeting of the City of McHenry Planning and Zoning Commission to order at 7:05 p.m. In attendance were the following: Doherty, Meyer, Sobotta, Strach, Thacker and Walsh. Absent: Miller. Also in attendance were: Director of Economic Development Martin and Economic Development Coordinator Wolf.

Continuation of the Discussion of the City's Comprehensive Land Use Plan and Development Policies (Focus on Existing Land Use and Future Land Use Maps)

Chairman Strach called meeting to order at 7:05 p.m.

Director of Economic Development Martin stated staff worked with HR Green in having a couple of maps prepared depicting a “McHenry Pedestrian Loop.” This is a Pedestrian Loop which emanates from each of the City’s three downtown areas out to the rest of the City, becomes the basis for our future land use planning efforts and accomplishes many of the goals set forth by the Commission.

The second map is a larger scale map which focuses on Phase I of the proposed McHenry Loop, the Downtown Loop. The Loop is outlined in yellow and includes the proposed six Zagster stations, the surrounding loop extensions, as well as the Prairie Path, Riverwalk and existing and future bike paths.

The goals for the meeting were to focus on the parcels of land, specifically the vacant ones, ones that most likely will be redeveloped, and ones that have not been redeveloped in their current state or land use designation and place future land use designations on those parcels. Some specific parcels include:

- Parcel at the southwest corner of McCullom Lake Road and Riverside Drive
- Area behind Kohl’s
- King Farm, north of McCullom Lake Road and south of Blake Boulevard
- Five Acre Parcel west of the detention and east of the King Farm
- Group of Parcels along McCullom Lake Road, north of Petersen Farm
- Historic areas along Main Street/Waukegan Road, zoned RA-1 and Historic Areas along Riverside Drive (maintaining character, accommodating growth, meeting land use needs)
- Carey Property on Waukegan Road
- South Wastewater Treatment Plant
- Miller Point Site

Director Martin referred to the handout “A grassroots community-wide planning effort: The future of our community is being planned now!” in regard to defining parcels on the future land
use map, possibly to include mixed use areas. Director Martin also asked for direction in the
character of the historic districts in the city and what requirements the commission wishes to
incorporate.

Discussion ensued regarding vacant land bordering the proposed Route 53 extension properties
most of which is currently zoned C-5 Commercial, some of which is wetland. Engineering would
be prohibitive to anyone for this property and discussion ensued about expanding the dog park
or a park in this area. Director Martin stated a smaller cluster type residential area could fit
because it is undetermined the extent of the wetland area. It was suggested the focus be to
envision what this future land use should be for the next 5 years and consider also its future use
— after the next five years.

Commissioner Strach stated one goal should be to identify industrial or C-5 zoning areas that
need to be re-assessed for future zoning. This will be a work in progress, especially looking at
parcels that are not in the city limits but are in the middle of the city. The commission is also asked to define what makes more sense for future zoning on vacant parcels now in relation to visibility and needs of the community. Commissioner Strach stated the
process will be to take one phase of the map at a time and identify what the commission wants
the area to look like in the future.

Commissioner Sobotta entered the meeting at 7:25 p.m.

Commissioner Doherty asked whether it was a good idea to change a commercial area to
residential in case it would limit retailers from looking at expanding to McHenry. Director Martin
stated new commercial businesses always want good visibility to major arteries and some of the
vacant parcels behind Shops on the Fox River do not have visibility. Discussion ensued about
these parcels on the Blake property.

Creation of a new mixed-use zoning area category was discussed on some parcels bordering
McCullom Lake Road which might have commercial use in front and residential use to the rear.
Guidelines and a definition for that use type would need to be established.

Discussion continued on reflecting and identifying Historic districts (Gagetown, Centerville, etc.)
and defining them in the Comp Plan updates. The commission wants to allow people to rebuild
homes while not losing the architectural design of the area. Ordinances for infill lots and
teardowns and historical district rules were discussed. Director Martin explained the City tried
to establish historic district twice and twice failed miserably due to the extensive requirements.
Discussion ensued about earmarking a title of historic district without placing extensive
restrictions on the district in regarding to rebuilding and updating.

One of the city’s wastewater plants has been decommissioned and is prime property with boat
slips. That property along with Miller Point were discussed as possible mixed use areas. Zoning
and land use and the differences were discussed.
Boundary agreement expirations need to be looked at for Ringwood (March 2019) and Johnsburg (September 2019). The agreements will be used to determine several zoning areas and the mile and a half boundary area. Larger maps were requested depicting the boundary areas in Johnsburg and Ringwood and boundary agreements will be emailed to the commissioners. Commissioner Strach asked for clarification of the process when boundary agreements expire and renegotiation of boundary agreements. It was clarified that there is not an agreement with Lakemoor at this time.

The commissioners gave acceptance to the general layout of the five phase McHenry Loop, agreed on the general future land uses for the Downtown Loop and Adjacent Loop and suggest a future planning meeting be scheduled in the classroom so one map can be viewed by all and a satellite map of the area can be accessed. A tentative meeting date of April 4, 2018 at 7:00 p.m. was set.

Adjournment
Motion by Meyer, seconded by Doherty, to adjourn the meeting at 8:20 p.m.

Voting Aye: Bromley, Doherty, Meyer, Sobotta, Strach and Thacker.
Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: Miller.

Motion carried 6-0. The meeting was adjourned at 8:20p.m.

Respectfully submitted,

Dorothy Wolf, Economic Development Coordinator