Chairman Strach called the April 4, 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, Miller, Sobotta, Strach, and Walsh. Absent: Thacker. 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 the objective for this meeting will be to discuss the Future Land Use Map-Northern Quadrant of City with Ringwood and Johnsburg Boundary Agreements and come to consensus on Future Land Uses in the Northern Quadrant of the City/Extraterritorial Planning Jurisdiction. Director Martin gave the Commission an update on the Zagster bike program being proposed in the City which may possibly be implemented county-wide with the assistance of Visit McHenry County.

The discussion at this meeting was centered on the northern quadrant, 1.5 extraterritorial planning jurisdiction, of the City. The City currently has boundary agreements with the Village of Johnsburg and the Village of Ringwood in this area, both of which expire in 2019. The boundary agreements were presented along with a couple of maps depicting the boundary agreement lines. Director Martin explained if a developer comes in and wants to develop on the McHenry side they go to McHenry, if not, they go to the other municipality. Typically the agreements are 20 years. There are properties, however which are spelled out in the agreement which could be developed in either municipality for various reasons.

Director Martin stated the goals for the meeting were to focus on the parcels of land, specifically the large vacant ones, and ones that most likely will be redeveloped and/or developed in the City of McHenry, taking into consideration a couple of key factors. It is the goal to gain acceptance of the Commission of the general layout of the northern quadrant of the City and agree on the general future land uses for this area.

On the map the City's Facilities Planning Area Boundary Line (FPA) is depicted; that means the City can legally serve the property with water and sewer. While FPAs can be amended there is a fairly lengthy process a municipality must go through. Discussion ensued regarding whether or not properties past the FPA lines on the maps should be included in the discussion and assigned a zoning classification. It was the consensus these areas should be assigned zoning as Agricultural or Estate Districts.

Director Martin stated there is not currently an Agricultural zoning classification in the City of McHenry but one could be created. This classification is often used as a general classification for large parcels of land that do not have a specific use identified and allows leeway for discussion on new developments proposed in future planning. Discussion ensued regarding zoning classifications and requirements currently used in the City of McHenry.
The commissioners gave acceptance to the general layout of the northern quadrant of the City and agreed on the general future land uses for this area. Director Martin will provide sample templates of Agricultural zoning classifications at a future meeting for the Commissioners to consider. A future planning meeting will be scheduled in the classroom to consider the McCullom Lake and Bull Valley boundary agreements where a more concise future land use map with boundary agreements will be provided.

A tentative special meeting date of May 9, 2018 at 7:00 p.m. was considered, with an alternate date for consideration being the regular Planning & Zoning Commission meeting already scheduled for May 16, 2018.

The next regularly scheduled meeting of the Planning & Zoning Commission is April 11, 2018.

Adjournment
Motion by Sobotta, seconded by Meyer, to adjourn the meeting at 8:00 p.m.

Voting Nay: None.
Not Voting: None.
Abstaining: None.
Absent: Thacker.

Motion carried 6-0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

[Signature]

Dorothy Wolf, Economic Development Coordinator