



COMPREHENSIVE PLAN PROGRESS UPDATE

February 21st, 2024





TODAY'S AGENDA

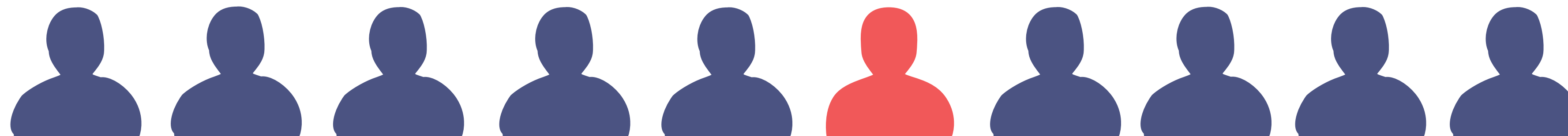
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- 3 OPPORTUNITIES & CHALLENGES
- 4 PLAN FRAMEWORK
- 5 VISION, GOALS, & DESIRED OUTCOMES
- 6 NEXT STEPS

PROCESS OVERVIEW



COMMUNITY ENGAGEMENT SUMMARY

WE HAVE REACHED NEARLY **2,000 PEOPLE**



About 1,800 directly & many more indirectly

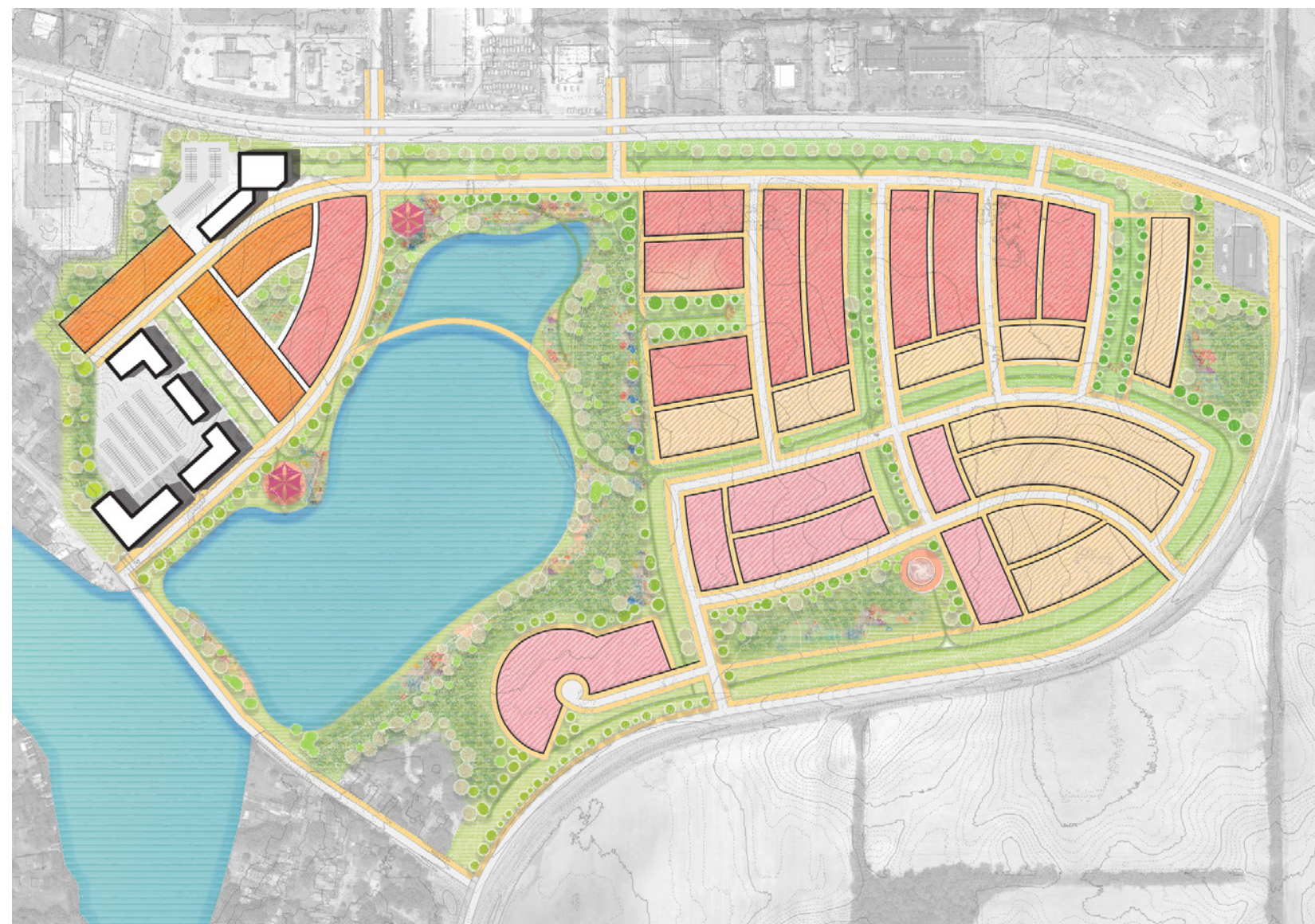
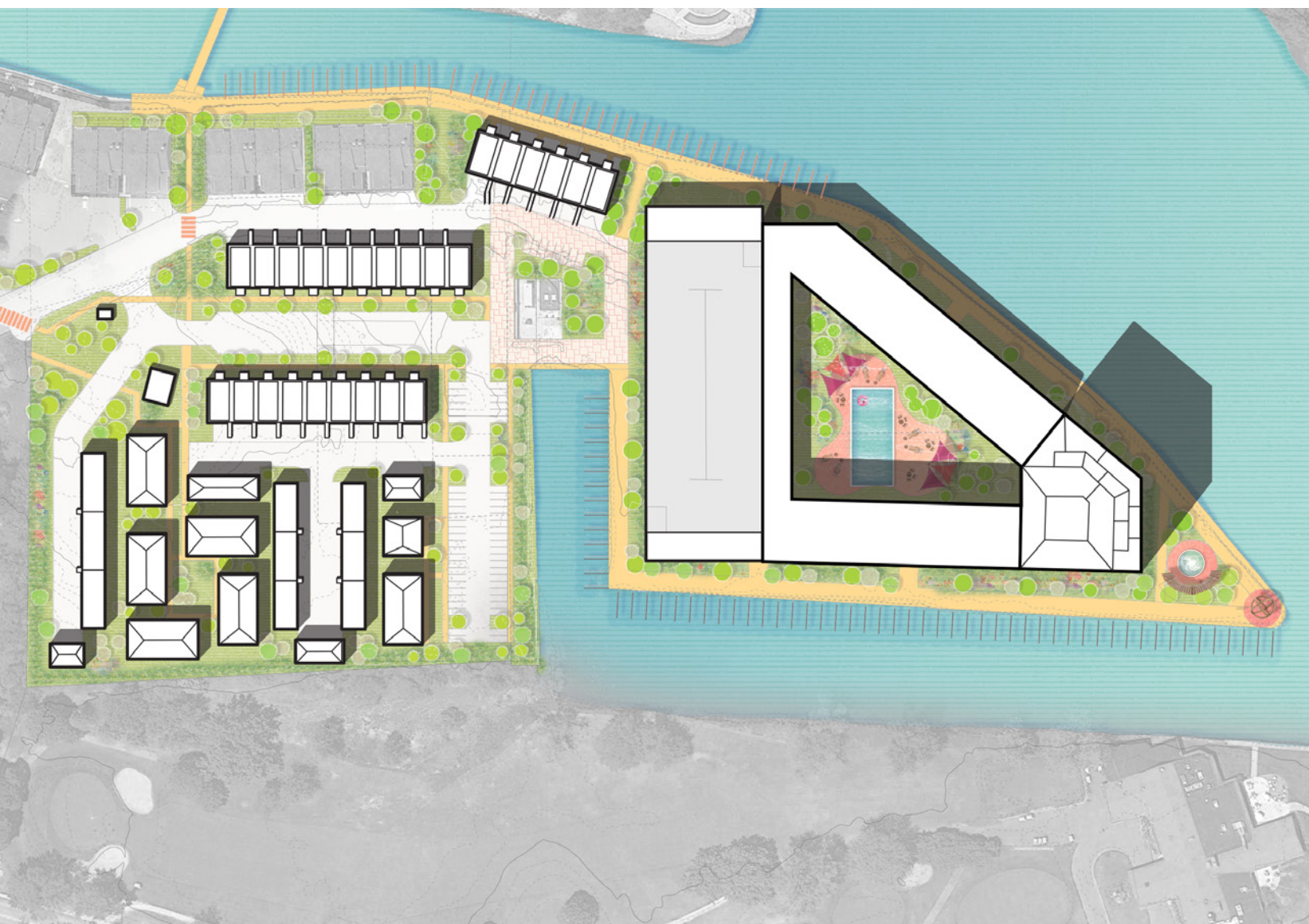
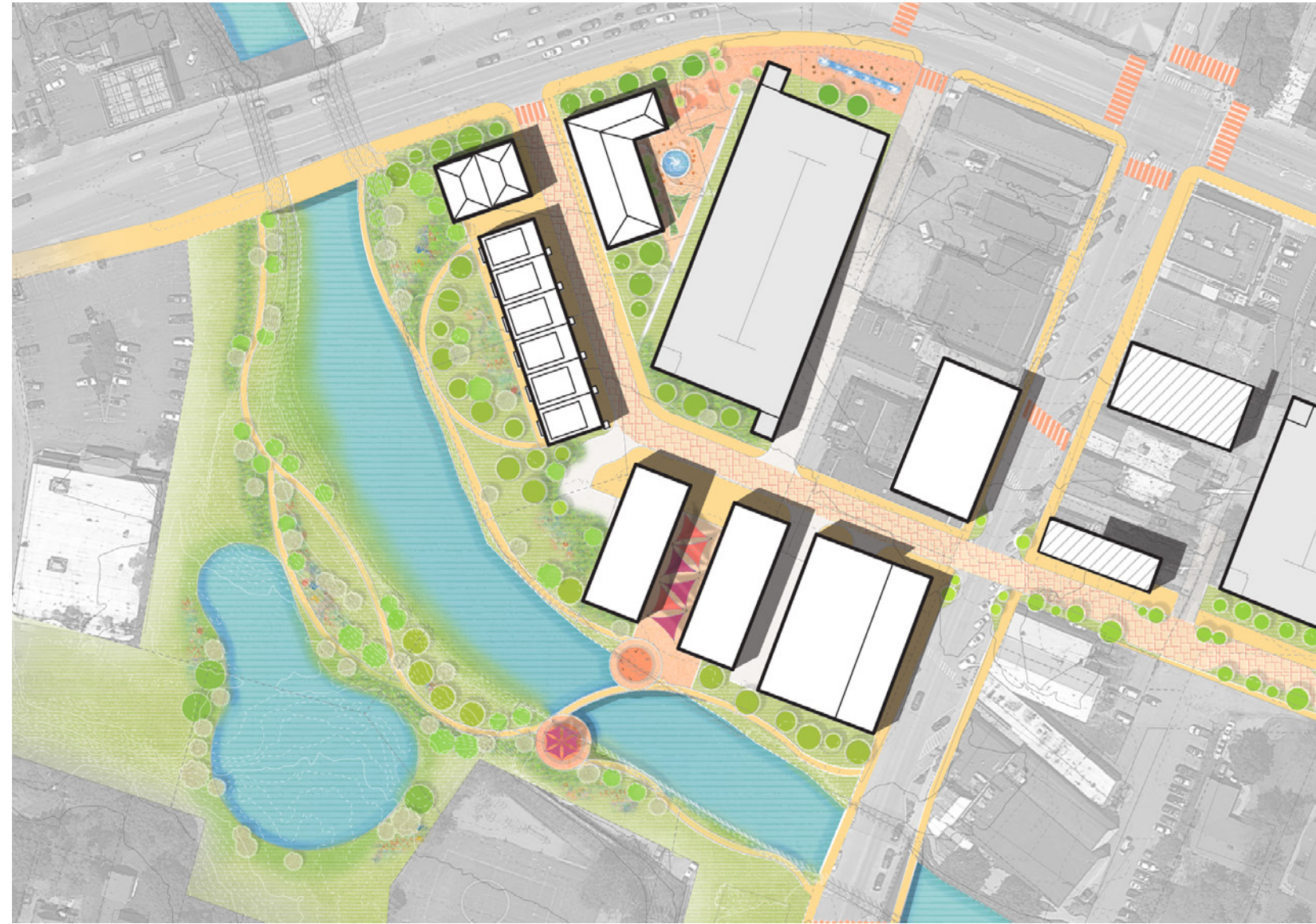
Pop-Ups/Events + Intercept Surveys + Newspapers/Press + City Social Media + Flyers + More



COMMUNITY ENGAGEMENT SUMMARY



NOVEMBER DESIGN CHARRETTE



SURVEY SUMMARY

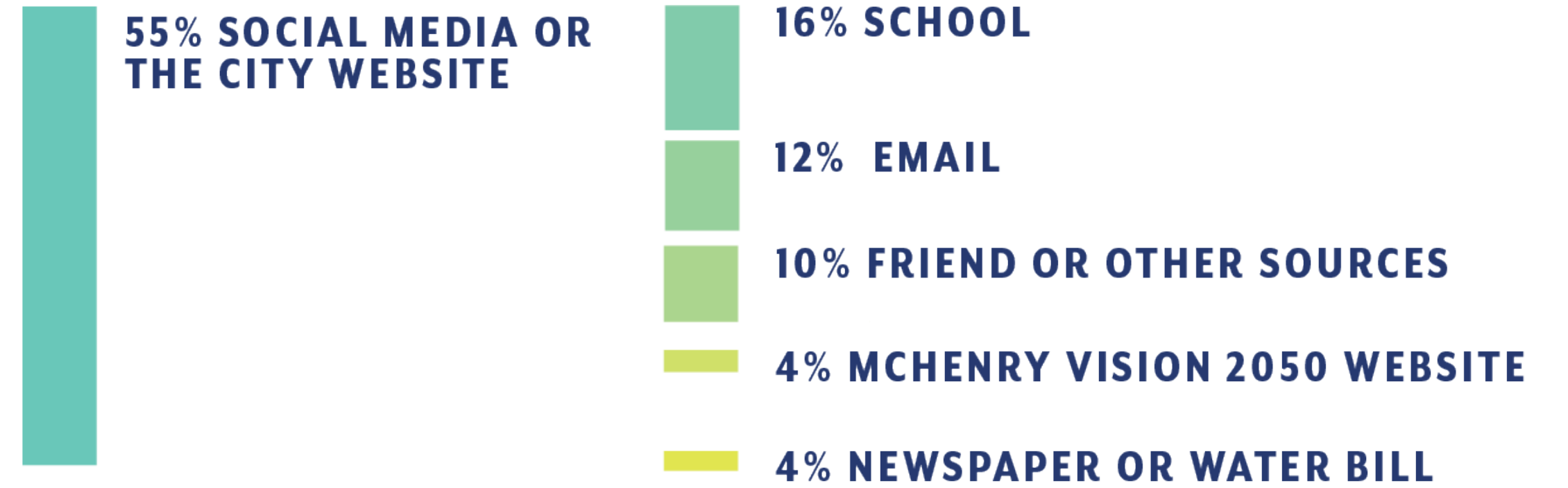


**SURVEY ACTIVE FOR
78 DAYS**

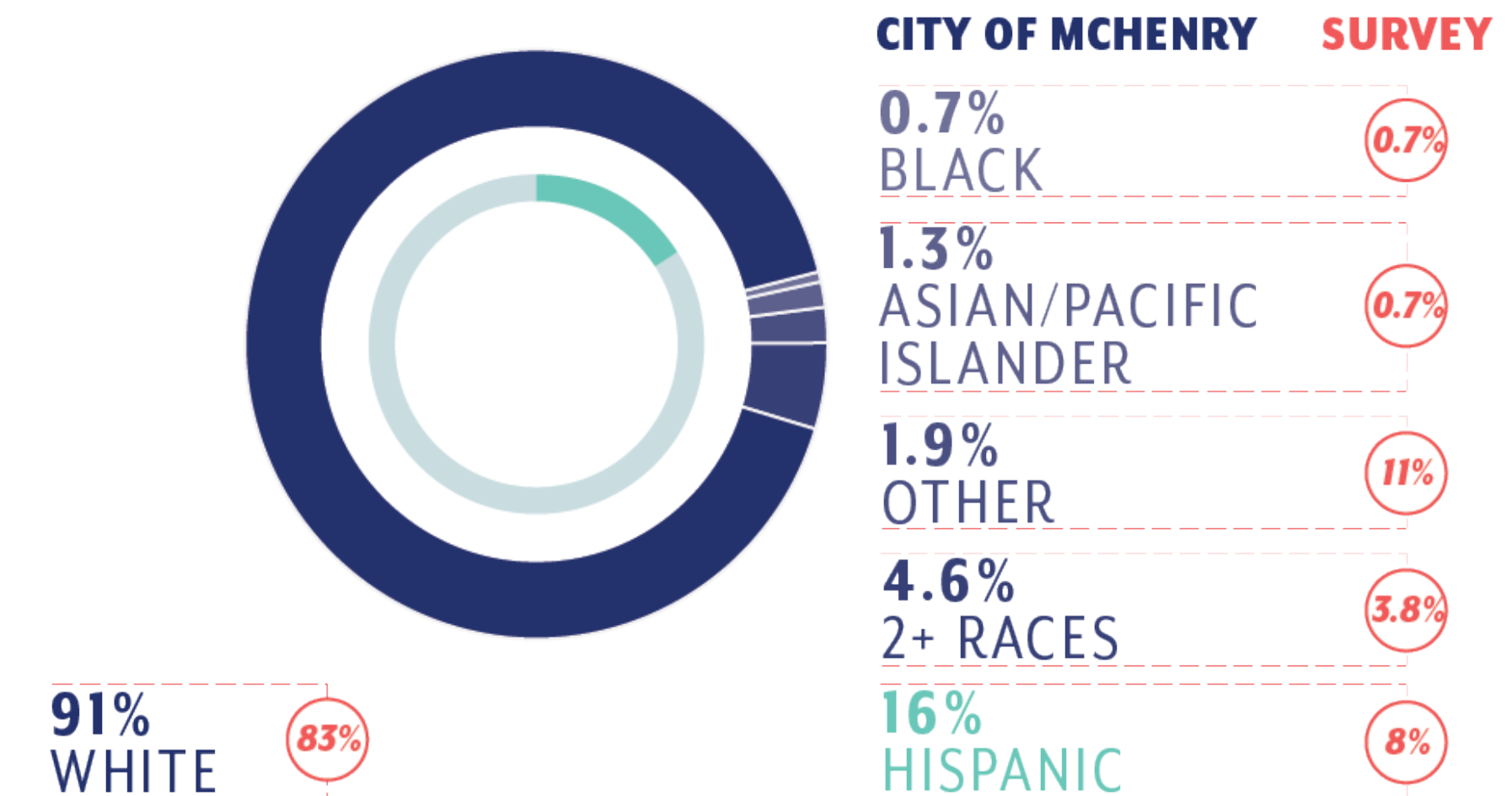


**424
SURVEY RESPONDENTS**

HOW RESPONDENTS HEARD ABOUT THE SURVEY



RACE & ETHNICITY



SURVEY SUMMARY

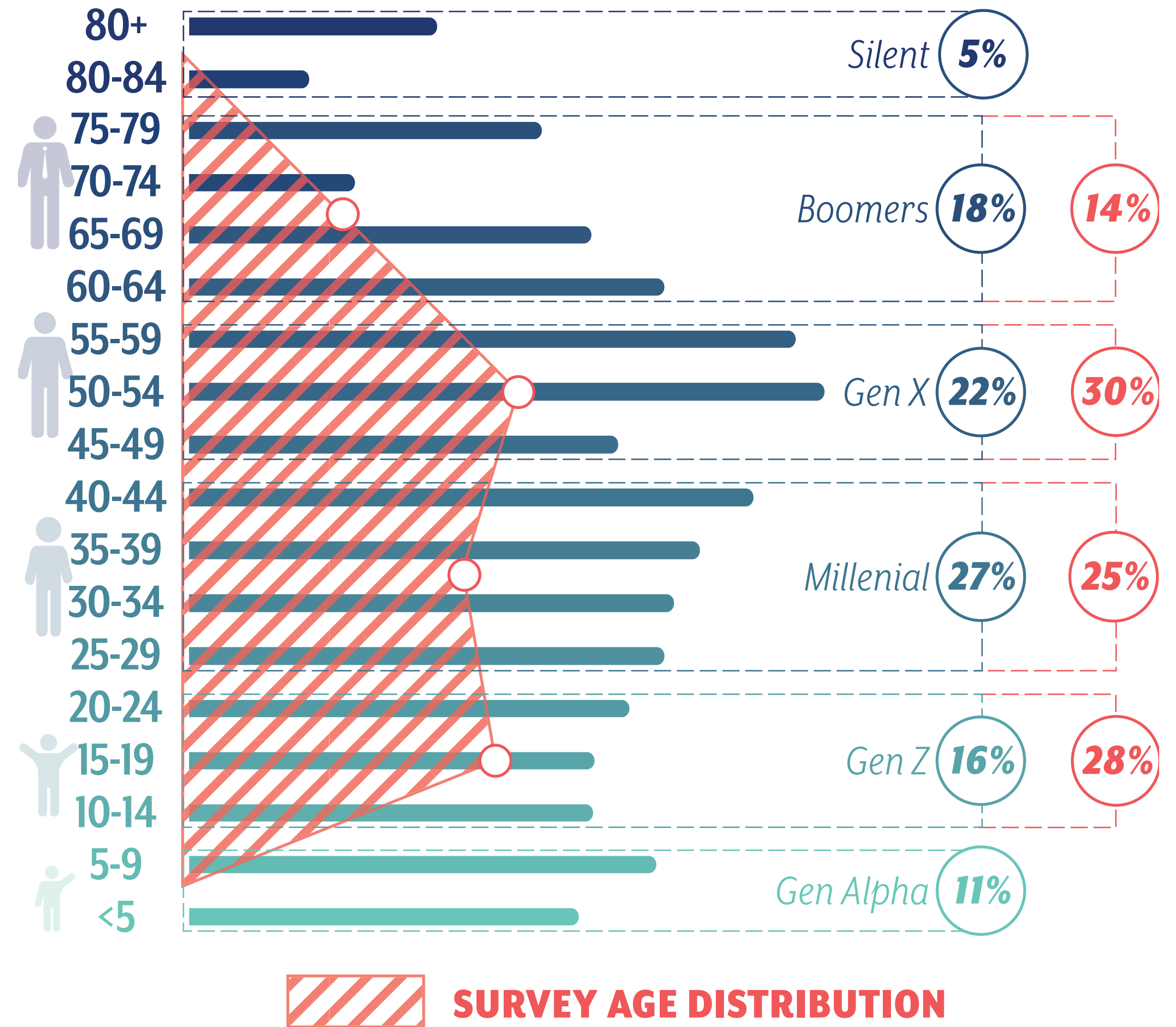


**SURVEY ACTIVE FOR
78 DAYS**



**424
SURVEY RESPONDENTS**

CITY OF MCHENRY AGE DISTRIBUTION



SURVEY SUMMARY

We asked respondents to rank the following topics from highest priority to lowest priority



SURVEY SUMMARY

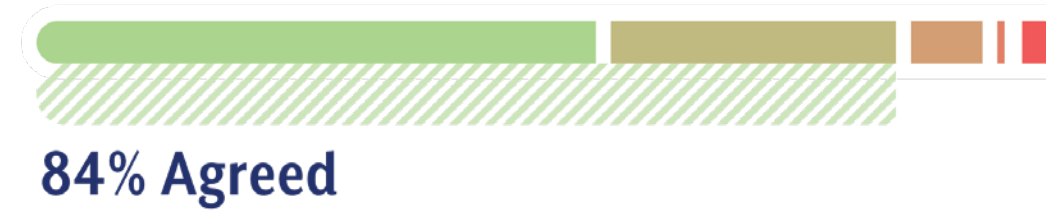
We asked respondents to evaluate the following statements to help inform our goals.



Very Strong Consensus (80%+ Agree)

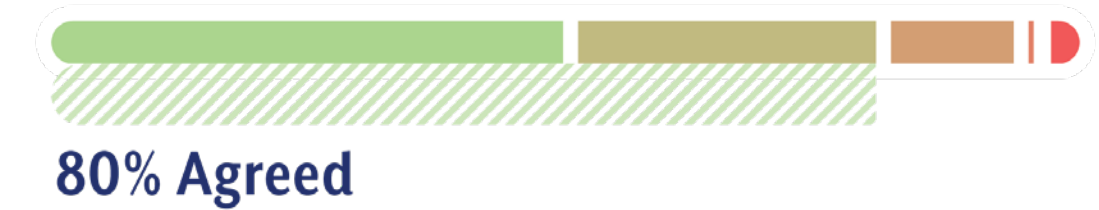
Economic Development

McHenry should continue providing opportunities that attract new small businesses, local restaurants, and entertainment options to downtown.



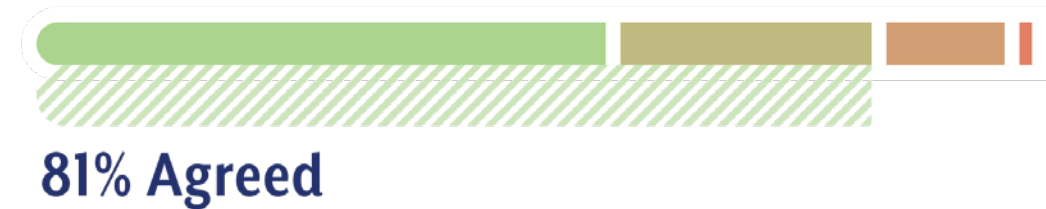
Walkability

I enjoy being able to leave my car in one spot and walk to multiple places when downtown.



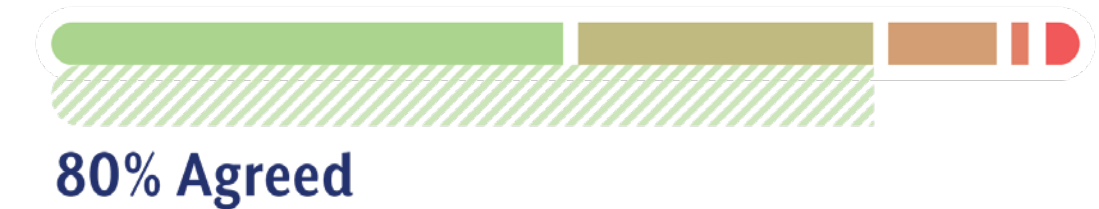
Open Space & Conservation

New residential subdivisions should preserve a portion of land for public greenspace, conservation of nature, and native vegetation.



Redevelopment

Large vacant shopping plazas should be redeveloped into mixed use destinations with shopping, living, and open space.

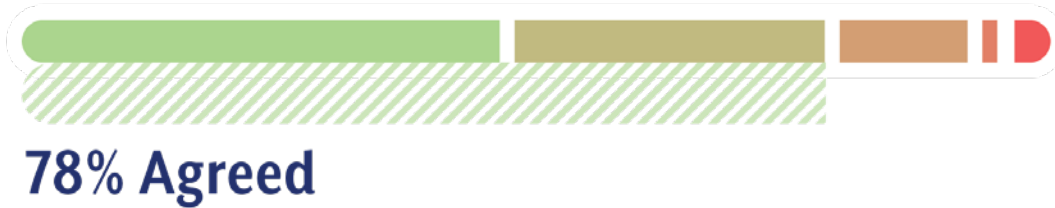


SURVEY SUMMARY

Strong Consensus (70%-80% Agree)

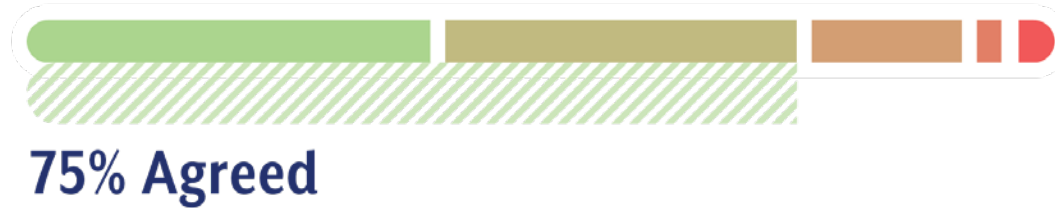
Year-round Park Programming

Year-round programming in parks should be explored to attract visitors in colder months with activities such as an ice-skating rink or holiday village.



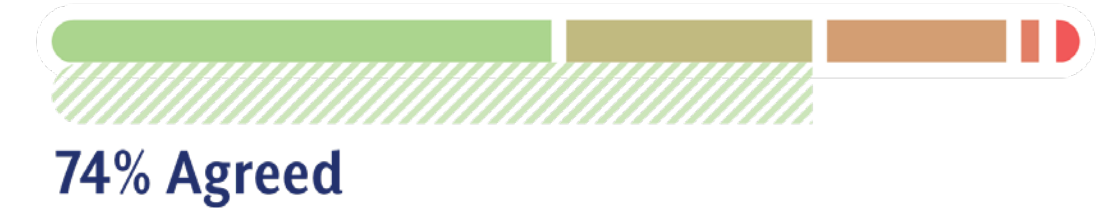
Shared Parking Downtown

New development downtown should include shared or public parking.



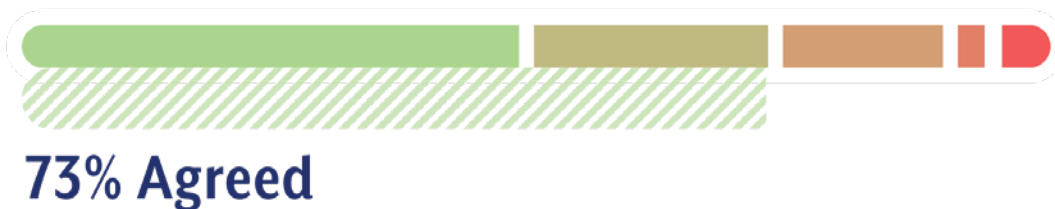
Youth Entertainment

There needs to be more entertainment options for kids and teenagers (movie theatres, recreational activities, places to hang out).



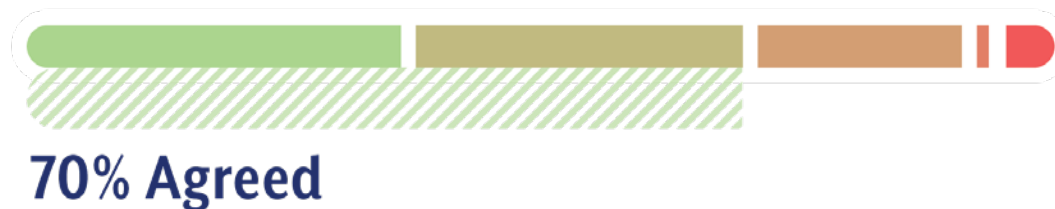
Indoor Recreation

McHenry needs an indoor recreational facility for walking, swimming, indoor sports, etc.



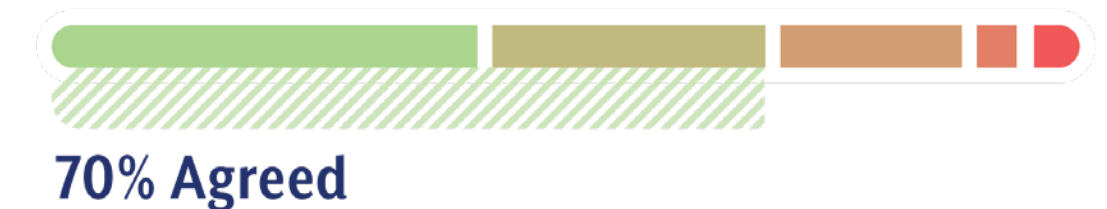
Investing in Main Street/Westside

McHenry should invest in Main Street and the West Side of town to build off momentum in downtown.



Riverwalk Connections

The McHenry Riverwalk should be expanded and have connections to other trails.

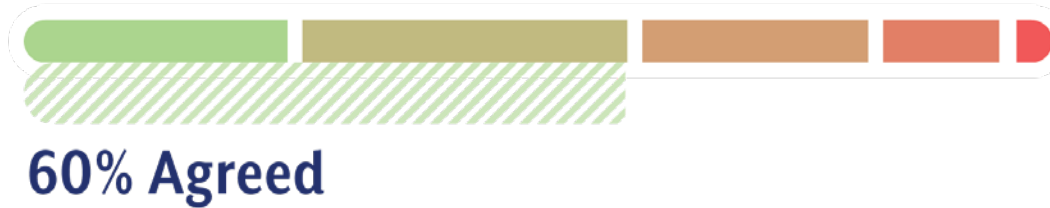


SURVEY SUMMARY

Majority Consensus (50%-60% Agree)

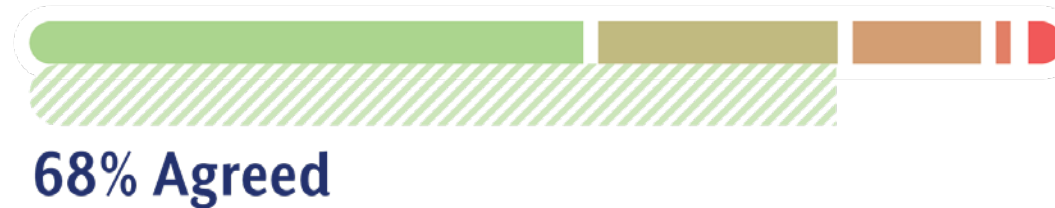
Sidewalks & Bikeways

McHenry needs a better network of safe bikeways and sidewalks so that I can walk and bike to my destination instead of driving.



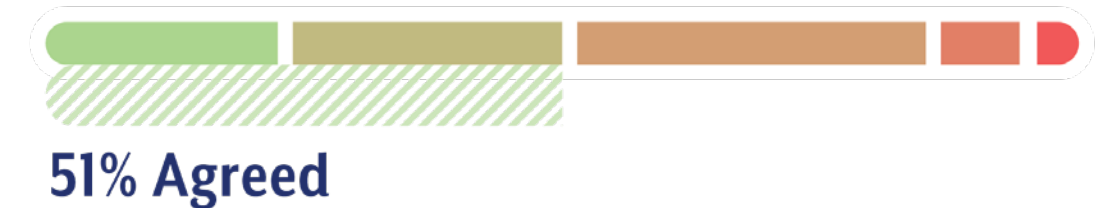
Rural & Natural Heritage

The natural landscape (prairies, forest, undeveloped areas) and rural feel is an important characteristic of McHenry.



Historic Preservation

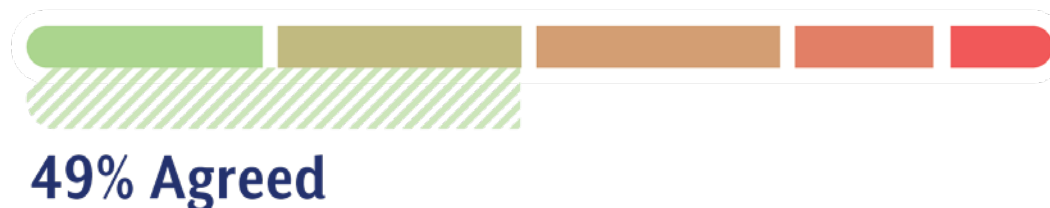
Historic buildings should be prioritized for renovation and investment.



Less Consensus (40%+ Agree)

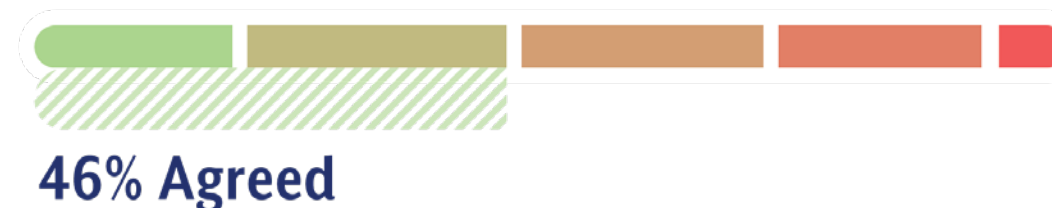
Metra Service

I would take the Metra train more frequently if there was more service.



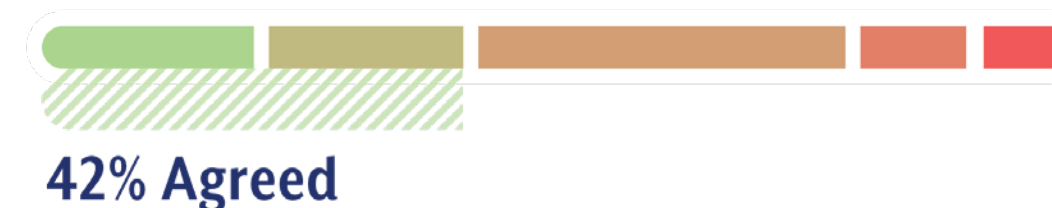
Alternatives to Driving

I drive to most places because there are no safe and enjoyable alternatives to get to my destination such as walking and biking.



Mixed-Use Development

I would like to see more development downtown that has a mix of uses, such as apartments above storefronts.



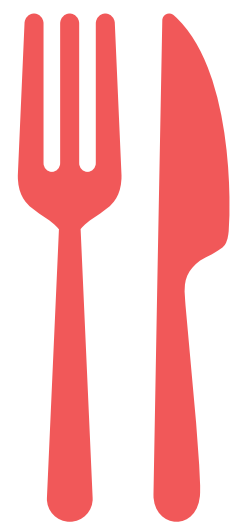
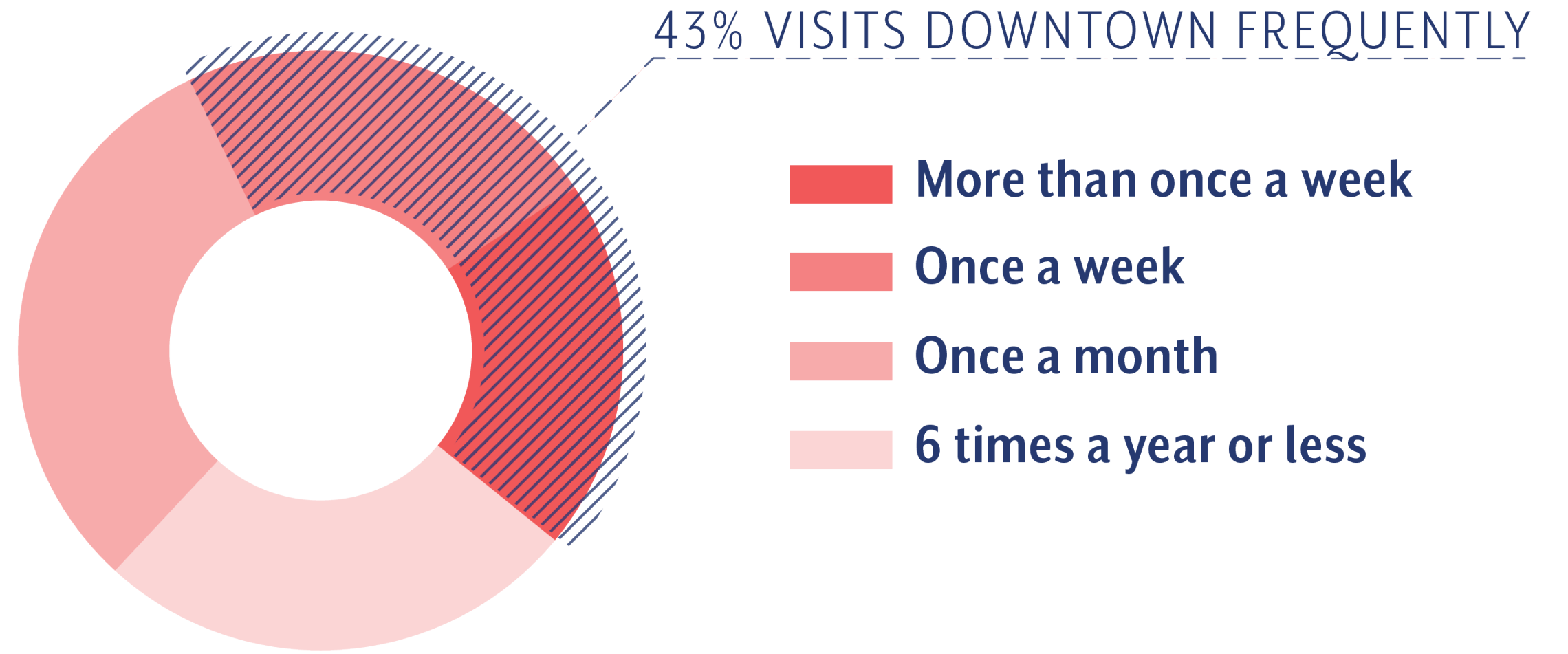
Affordable Housing

I feel like there are affordable housing options for young people, young families, and seniors in McHenry.



SURVEY SUMMARY

We also wanted to understand how often and why people come downtown.



58% of respondents visit Downtown to Dine



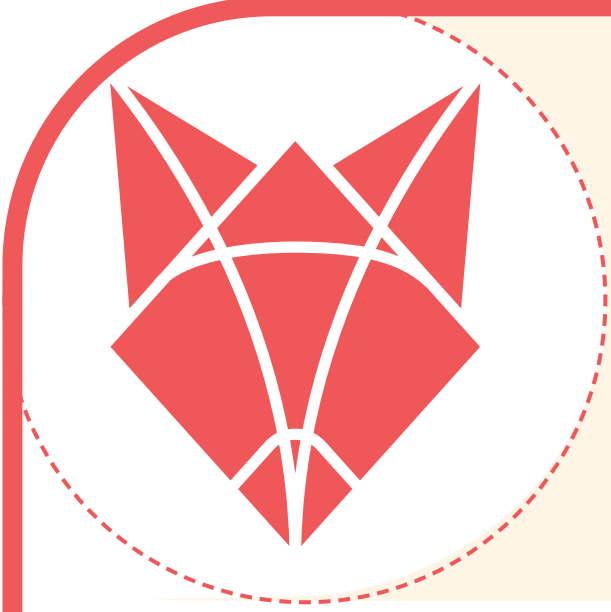
20% visit Downtown to Shop



17% visit Downtown for Recreation



7% visit Downtown to Work



PUBLIC PERCEPTION

77% RESPONDENTS THINK THIS PLAN
WILL HELP MCHENRY WILL GROW

63% RESPONDENTS ARE HAPPY WITH HOW THE
CITY HAS CHANGED IN THE LAST 20 YEARS

DISCUSSION

IS THERE ANYTHING ABOUT THE COMMUNITY ENGAGEMENT PROCESS OR THE FEEDBACK WE HAVE RECEIVED THAT STANDS OUT TO YOU?



OPPORTUNITIES & CHALLENGES



MAJOR OPPORTUNITIES

- Commercial redevelopment along Routes 31 and 120
- Future transportation projects (Route 31 expansion, potential for a bypass, etc)
- Potential for zoning reform (future unified development ordinance)

CHALLENGES

- Struggling retail corridors
- Housing affordability
- Jurisdictional conflicts (state, regional, local agencies)
- Walkability/Auto dependence
- Aging population
- Lack of housing diversity

OPPORTUNITIES & CHALLENGES



MAJOR OPPORTUNITIES

- Economic development opportunities
- Connections to local and regional trails
- Neighborhood Character
- Access to open space and community facilities
- Planned improvements (streetscape plan, Miller Point, etc)

CHALLENGES

- Traffic congestion
- Pedestrian/bike access
- Major infrastructure (Route 31 expansion)



A VISION FOR MCHENRY

In 2050, McHenry **will be a vibrant city** and **destination** for families and individuals of all types. It will be a place **where businesses choose to locate** and anyone can **access their daily needs by bike or on foot**. Green space will be connected with trails, and **each part of the city will have access to shopping and local services**.



A VISION FOR DOWNTOWN

In 2050, Downtown McHenry will **be the beating heart of the Fox River.** Downtown will be a place **accessible on foot or by bike** with a **vibrant local food scene** and business community. It will be a place where **new businesses invest and grow** local operations. Along the Fox River, **public spaces will have something for everyone** and will connect to all surrounding neighborhoods.

DISCUSSION

DO YOU AGREE WITH THESE VISION STATEMENTS?



THEMES, GOALS, OBJECTIVES

BIG THEMES



RURAL AND NATURAL HERITAGE



MULTI-GENERATIONAL



FAMILY ORIENTED

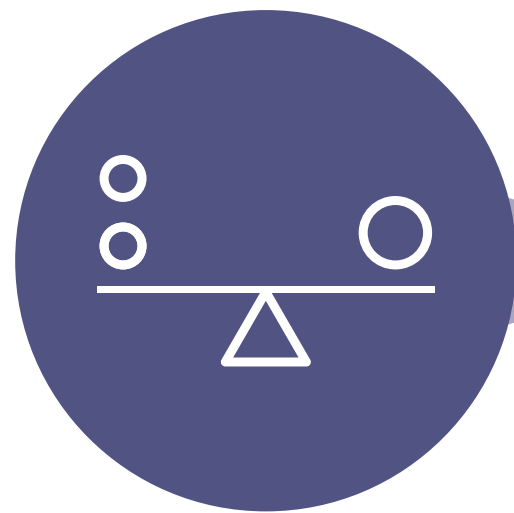


CONNECTED



RESPONSIBLE GROWTH

GOALS



BALANCED GROWTH



COMMUNITY CHARACTER



INFRASTRUCTURE & FISCAL SUSTAINABILITY



DIVERSE HOUSING

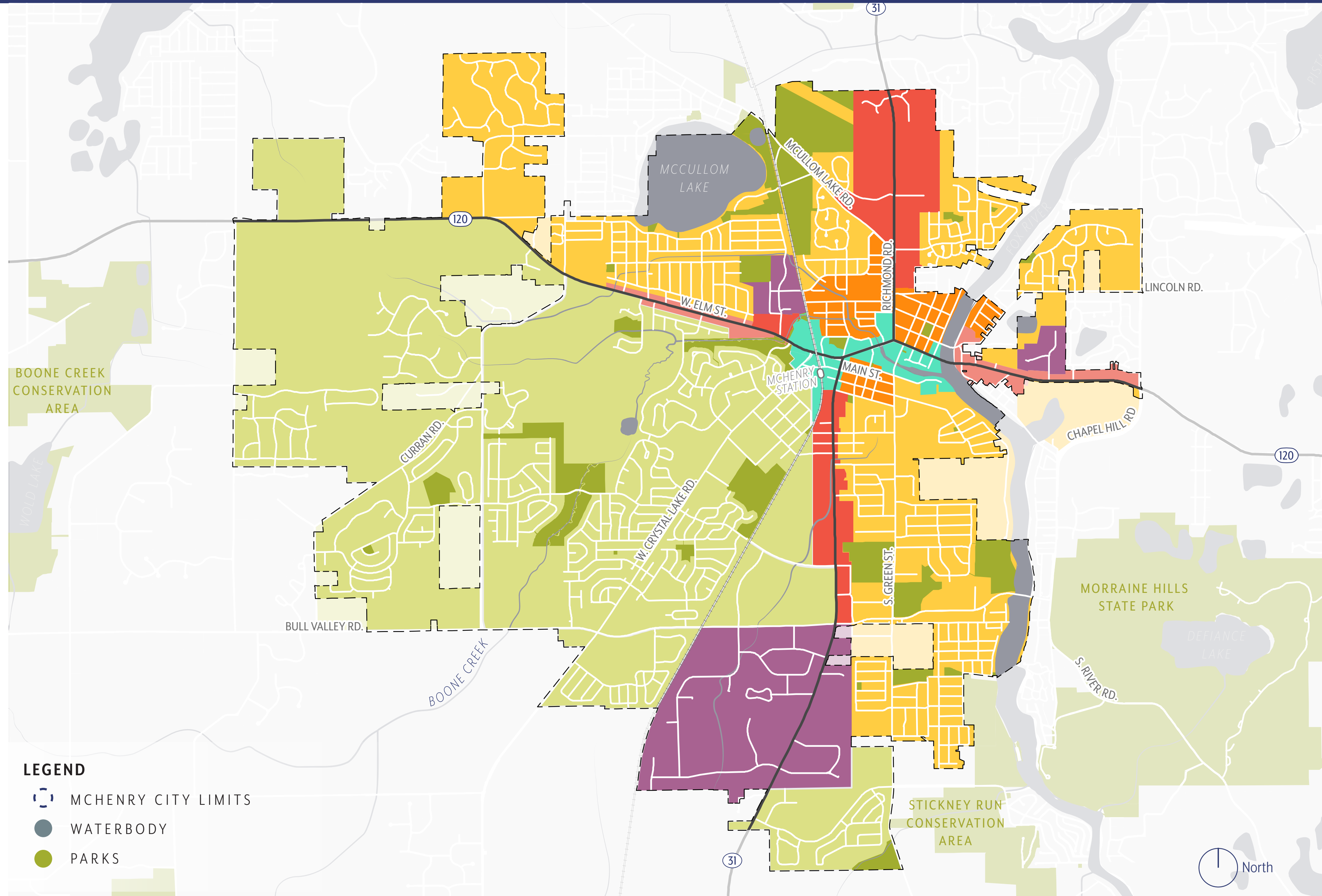


ECONOMIC RESILIENCE

FRAMEWORK

CHARACTER AREAS

-  Downtown Mixed-Use
-  Employment Center
-  Mixed-Use Commercial/
Suburban Retrofit
-  Neighborhood
Commercial Corridor
-  Walkable Residential
Development
-  Conservation
Residential Development



FRAMEWORK



DOWNTOWN MIXED-USE

What is it?

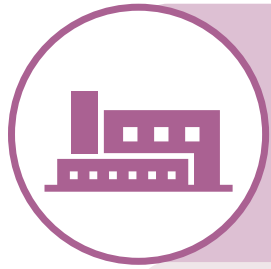
- Development that promotes a walkable and vibrant downtown.
- Characterized by the presence of a mix of building types, land uses, and open/public space where applicable.
- Buildings in Downtown Mixed Use prioritize pedestrian accessibility through minimal setbacks and buildings with entrances oriented to the street and sidewalks.

Why is it right for McHenry?

- Downtown McHenry is a major driver of economic development in the city.
- Residents and visitors alike frequently identify its walkability, numerous shops and restaurants, and public open spaces as main attractions.
- Downtown development can provide more housing, which improves citywide affordability and reduced congestion by reducing the number of car trips needed to access services and focusing density near transit and bike infrastructure.



Downtown mixed-use development in Algonquin provides new retail and multi-family housing right downtown.



EMPLOYMENT CENTER

What is it?

- An area of concentrated industrial or commercial development.
- Generally, do not include residential development
- Should have connections to trails and bike paths to provide opportunities for commuting via biking or walking.

Why is it right for McHenry?

- McHenry has a strong local market with small scale industrial operations and commercial enterprises.
- Future development of similar uses would benefit from proximity and connection to existing employment centers.

METHOD SOAP FACTORY - CHICAGO, IL



Creating Sustainable Industrial Employment Centers



MIXED-USE COMMERCIAL/SUBURBAN RETROFIT

What is it?

- Mixed-Use Commercial/Suburban Retrofit describes a development that reuses an existing struggling or vacant shopping center to provide more residential “roof tops” and a more appropriate mix of retail and commercial services.
- Can include open space and different types of housing to create an active node of mixed uses.

Why is it right for McHenry?

- McHenry has multiple sites that have vacant storefronts, and large paved areas/unused parking lots.
- Many residents want these sites to become something more vibrant and better integrated into surrounding neighborhoods.

CRYSTAL COURT SHOPPING CENTER - CRYSTAL LAKE, IL



Former Walmart Shopping Center Redeveloped into Mixed-Use Walkable Neighborhood in Crystal Lake!



NEIGHBORHOOD COMMERCIAL CORRIDOR

What is it?

- Where businesses are concentrated along major roads in McHenry.
- Typically feature shops, dining, and other businesses that provide daily needs.
- While generally auto-oriented developments, they should have safe access for pedestrians and bikes, particularly on streets leading to residential areas.

Why is it right for McHenry?

- McHenry has many older commercial strips in need of investment.
- These areas provide much needed access to services for local residents that doesn't involve crossing or leaving town.
- In many cases buildings have fallen into disrepair, and pedestrian access is limited if available at all.
- Improvements such as new sidewalks, landscaping, shade trees, and consolidated parking can revitalize these commercial strips and support local commercial development.

ENHANCED COMMERCIAL CORRIDOR





WALKABLE RESIDENTIAL

What is it?

- Refers to a type of subdivision that orients buildings towards walking paths and sidewalks, provides alleys for parking access,
- In most cases incorporates a mix of housing types and lot sizes.
- A portion of the property is set aside for natural areas, open space, and trails.

Why is it right for McHenry?

- Some of the biggest challenges identified by residents are lack of walking paths and the difficulty finding a starter home or a place to downsize
- Developing neighborhoods that provide a mix of housing sizes connected by walking paths will allow families, young people, and seniors all to live within walking distance of each other.
- Walkable development promotes healthy lifestyles and safe access to open spaces.

PATRIOT SQUARE - PLAINFIELD, IL



New residential subdivisions around northeastern Illinois incorporate walkable designs with homes facing the street and alley-loaded garage parking.



CONSERVATION RESIDENTIAL DEVELOPMENT

What is it?

- A type of subdivision that allocates a portion of the property to natural land and ecological restoration.
- Conservation developments provide better management of stormwater and new or improved habitat for birds, pollinators, and native species.

Why is it right for McHenry?

- McHenry’s rural character and “small town feel” is one of its greatest assets.
- New residential development does not have to come at the cost of the characteristics people love about McHenry.
- Conservation developments incorporate trails and walking paths that give residents recreational opportunities that improve community health and access to nature.
- Conservation development preserves the rural feeling but also allows for walkable development, new open space, and a greater diversity of housing types.

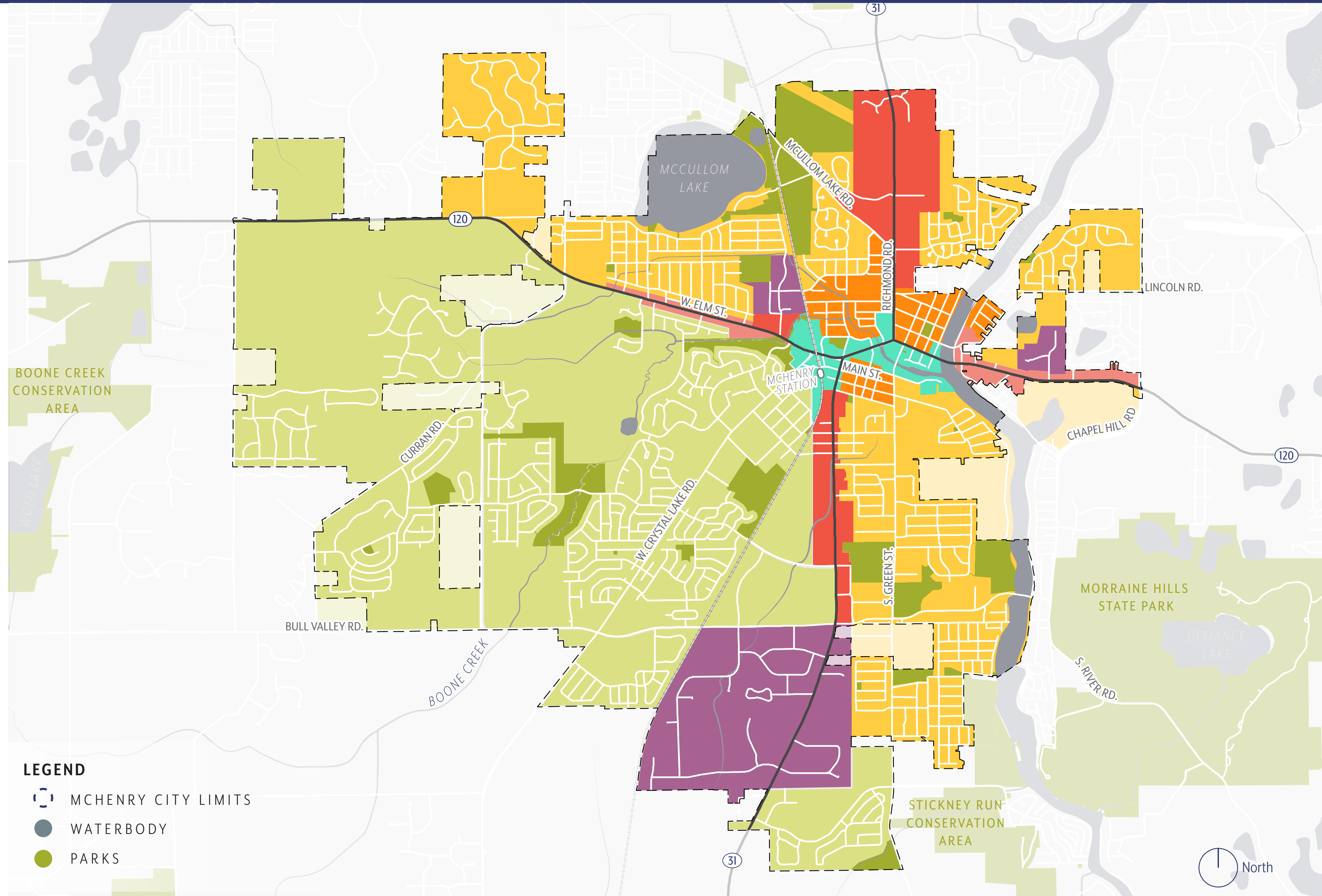


Conservation-oriented development that provides high-quality homes while preserving the natural environment.

FRAMEWORK

CHARACTER AREAS

-  Downtown Mixed-Use
-  Employment Center
-  Mixed-Use Commercial/
Suburban Retrofit
-  Neighborhood
Commercial Corridor
-  Walkable Residential
Development
-  Conservation
Residential Development



NEXT STEPS

WHERE DO WE GO FROM HERE?

- Develop a citywide future land use map
- Develop a mobility framework
- Validate goals, objectives, and strategies
- Implementation Workshop (April 2024)



DISCUSSION

ANY QUESTIONS OR
CLOSING THOUGHTS?

