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To: McHenry County Board Planning and Development Committee
McHenry County Regional Planning Commission

From: Dennis A. Sandquist, Director
McHenry County Department of Planning and Development

Date: April 1, 2009

Re: Future Land Use Map Principles

Proposed below are ten possible land use principles derived from our County Board District Future Land Use meetings. The first 8 principles will be specifically used in development of the Future Land Use maps. The last 2 principles contain land use best management practices and transportation recommendations that should be reflected in the text of the Plan.

Staff is requesting that the Regional Planning Commission and Planning and Development Committee consider these principles with respect to the draft text and the LEAM analysis and suggest any revisions. Pending the result of this review, staff will proceed with using these principles for preparation of the draft Future Land Use Map.

Future Land Use Map Principles

1. Accommodate growth in broad districts
 - a. Accommodate and manage growth countywide. **District #2**
 - b. Use a proactive approach to growth/development management. **District #5**
 - c. Do not designate specific land use districts (residential, commercial and industrial). **District #6**

2. Support a diversity of land use options and designate land use that is compatible with the surrounding neighborhood and community character (urban, small town, suburban, rural)
 - a. Respect municipal right to determine their character. **District #1**
 - b. Promote more land use and transportation options for more choice. **District #1**
 - c. Promote Community – concentrate population in the correct locations: mixed use, TOD, pedestrian oriented TND. **District #3**
 - d. Recognize importance of Fox River (create Future River Corridor Plan). **District #3**

- e. Have choice regarding density – keep 1 to 4 acre lots where no sewer and water; suburban rural. **District #4**
 - f. Match density as much as possible (small lots adjacent to small lots, large lots next to large lots). **District #4**
3. Protect/preserve sensitive natural resource areas countywide
- a. Preserve MCNAI sites countywide. **District #1**
 - b. Prioritize areas to be protected (water recharge areas, other areas). **District #1**
 - c. Protect natural resource district wide (both incorporated and unincorporated). **District #3**
 - d. Keep environmentally sensitive land as open space (incorporated and unincorporated). **District #4**
 - e. Maintain open space beyond regulatory restricted areas (wetland and floodplains). **District #5**
 - f. Protect sensitive environmental resources area. **District #5**
 - g. Protect sensitive resource areas. **District #6**
 - h. Protect natural resource areas. **County Board Districts #5 & #6**
4. Encourage Contiguous/Compact Development
- a. Encourage nodal development (nodes can be incorporated or unincorporated). **District #1**
 - b. Confine growth to southern portion of district [4] - Wonder Lake, McHenry, and Johnsburg can accommodate growth at higher density with sewer and water. **District #4**
 - c. Accommodate as much development within and near existing communities in order to protect agricultural uses elsewhere (i.e. District #6). **District #5**
 - d. Absorb existing parcels first; 600 lots in Coral Township alone. **District #6**
 - e. Development within existing 1.5 mile municipal planning areas, based on 2009 municipal boundaries. **District #6**
 - f. Development should be contiguous to existing development, no leap frog development. **District #6**
 - g. Infill development within existing 2009 municipal boundaries and keep unincorporated McHenry County rural. **District #6**
 - h. Encourage buffers between communities. **District #6**
 - i. Use existing lots first – Infill development. **County Board Districts #5 & #6**
5. Support higher density, infill development and redevelopment, including TOD and TND, where municipal infrastructure and services are available and appropriate
- a. Support high density, infill development, and TOD, where appropriate; should be pedestrian oriented and include bike paths. **District #1**
 - b. Encourage infill/TOD development near transit stations. **District #2**
 - c. Transit Oriented Development around existing and proposed stations. **District #4**
 - d. Encourage infill/redevelopment TOD near existing and proposed Metra stations. **District #5**
 - e. Support transit oriented development. **District #6**
 - f. Increase density and make efficient use of land within municipalities where infrastructure is available. **District #6**
 - g. Increase density near transit station (existing and proposed) and where there is municipal infrastructure. **County Board Districts #5 & #6**

6. Designate Long Term Future Employment Centers
 - a. Protect future employment areas from premature inappropriate development countywide. **District #1**
 - b. Enhance focus on economic development to balance ratio of residential to commercial/industrial tax base. **District #1**
 - c. Routes 14 and 120 potential industrial development along rail spur (1,000 acres). **District #1**
 - d. Accommodate and encourage industrial and office development where there is adequate transportation countywide (within or outside municipalities). **District #2**
 - e. Promote recreational and retail jobs in municipalities within Nunda Township. **District #3**
 - f. Preserve some areas for future business (an example is the McCullom Lake, Johnsburg, McHenry triangle and along state roads). **District #4**
 - g. Earmark Route 176 corridor for employment/retail development (within District #5 – ½ mile wide strip). **District #5**

7. Designate future land use consistent with protecting aquifer recharge (volume and quantity) in Sensitive Aquifer Recharge Areas
 - a. Water should be considered in plan; both recharge and withdrawals. **District #1**
 - b. Protect water recharge areas countywide. **District #2**
 - c. Protect recharge of shallow aquifers. Development moratorium until water resources capacity determined. **District #6**
 - d. Protect Recharge areas – consider development moratorium. **County Board Districts #5 & #6**

8. Protect/Preserve high quality agricultural lands for agricultural use
 - a. Protect high quality agricultural land for specialized ag uses as secondary objective [within District 3]. **District #3**
 - b. Preserve agricultural soils for agricultural uses. **District #6**
 - c. Within District #5, preserve ag land for specialty farming/crops. **County Board Districts #5 & #6**

Non-Map Principles should be in the text of the Plan

9. Land Use Best Management Practices
 - a. Land first concept – conservation design (Nunda and Prairie Grove – low density). **District #3**
 - b. Implement Comprehensive Development Reviews to consider all impacts such as traffic. **District #4**
 - c. Limit post development run off to pre-development run off quantity. **County Board Districts #5 & #6**
 - d. Preserve historic and archeological sites. **County Board Districts #5 & #6**
 - e. Support appropriate scale alternative energy where appropriate. **County Board Districts #5 & #6**
 - f. New development should be sustainable. **District #6**

10. Transportation Recommendations
 - a. Use railroad [transit] to promote movement of labor to employment centers (more choice). **District #1**

- b. Transportation is a big issue – support Metra extensions. **District #4**
- c. Develop regional bicycle and trails network with municipal participation.
County Board Districts #5 & #6
- d. Support full interchange at Route 47. **County Board Districts #5 & #6**