

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

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MEMORANDUM

To: Members of the Regional Planning Commission

From: Dennis A. Sandquist, Director

Date: August 5, 2009

Re: Future Land Use Map

Staff recommends that the commission consider the following factors in creation of the Future Land Use Map:

- Municipal future land use maps;
- Township future land use maps;
- Natural and agricultural resource areas;
- Transportation and infrastructure accessibility;
- Land use demand based on the endorsed population projection;
- The RPC's endorsed LEAM composite scenario;
- The Land Use map principles endorsed by the RPC and the P&D committee following district meetings; and
- The 2030 Plan Vision Statements and Policies.

For reference purposes, the endorsed Land Use Map Principles and relevant 2030 Plan Vision Statements and Policies are attached to this memorandum.

Creating a successful future land use map will require balancing these interrelated but occasionally contradictory factors and data sources. Beyond general mapping concepts, the most important factor in creating a successful future land use map may be the application of the RPC's collective knowledge of the geography of the County to determining the most appropriate future land use for a given area.

Based on previous RPC direction, staff has developed a composite municipal future land use plan map, which is further described below. Staff recommends that the RPC use this map as a starting point for creation of its future land use map. The RPC should direct staff to modify the municipal plan map through the application of broad concepts and through the review and evaluation of specific criteria for specific areas.

To facilitate this process, staff will have a printed copy of the aggregate municipal land use map available at your meeting. We will also have the map available in GIS so that we may interactively

overlay a wide range of geographic features. We suggested that the detailed review begin with the southeast corner of the County with Algonquin and Grafton townships.

The remainder of this memo describes the process used to create the composite municipal future land use plan map. It includes a comparison of the future land use areas to the land use demand calculated by staff.

Based on previous RPC discussions, staff has been mapping future land use from the municipal comp plans for the following development categories:

- Office/Industrial
- Retail
- Residential (under 1 acre lots)
- Estate (larger than 1 acre lots)

In order to create this map, separate layers for each land use categories were created for each municipal plan map. Areas of each of the resulting municipal land use layers that conflicted with relevant boundary agreements were removed. The remaining polygons were then grouped together into the four broad land use layers: Office/Industrial; Retail; Residential; and Estate. The layers were then intersected with priority given to Office / Industrial, then Retail, then Residential, and finally Estate.

Therefore, in areas with overlapping layers, only the layer with the highest priority was kept, and the layers with lower priorities were removed. This means that if one municipality had an area designated as Retail, and another municipality had the same area designated as Residential, the area is designated as Retail on this map. This map will be available for review at your RPC meeting.

Land Use	Municipal Future Land Use Map Areas	Calculated Land Use Demand	Surplus Mapped Areas
Estate	39,820	9,524	30,296
Residential	47,015	19,886	27,129
Retail	3,428	3,247	181
Office/Industrial	5,404	3,160	2,244
Total	95,667	35,817	59,850

The composite municipal future land use map areas (in acres) are shown in the table above. The table also presents staff's calculated demand for each land use. Overall, the municipal plans exceed the anticipated land use demand through 2030 based on the RPC's adopted population projection. However, it is important to note that staff has not analyzed how much of the mapped Municipal Future Land Use Map Areas are already developed or available for development and thus not available to accommodate the calculated land use demand.

Staff recommends that the RPC attempt to accomplish the following at its meeting:

- 1) Agree upon a future land use demand to use as a future land use map target;
- 2) Identify classes of natural and agricultural resources to remove from development;
- 3) Identify other broad concepts to be used in modifying the composite municipal future land use map; and
- 4) Begin the detailed review of proposed land uses in Algonquin and Grafton Townships.