

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

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Memorandum

To: Planning and Development Committee

From: Darrell Moore, Senior Planner

Date: January 17, 2010

Re: Future Land Use Map Analysis

At the Planning and Development Committee meeting on January 21, staff presented a map identifying Residential and Estate areas on the Future Land Use Map that the committee could consider as possible candidates for revision. The purpose of this revision would be to bring the planned population capacity of the map more in line with the population forecast adopted by the committee. The areas identified for review by staff represented roughly double the amount of capacity reduction needed to do this. Staff was then directed to analyze those areas against a set of environmental and locational criteria to provide the committee with the best candidates for removal from the map. The attached spreadsheets show that analysis.

The areas under review are shown on the first spreadsheet in order of least suitable for development to most suitable based on the identified criteria. Staff had previously calculated that, in order to more closely correspond with the revised population total, a reduction of approximately 9,500 dwelling units from the estimated capacity of the map would be in order. If the list was split so that locations 1-12 (the least suitable for development) were to be designated Agriculture on the map, the resulting reduction in dwelling units would total 9,164. This split may be a good starting point for the committee in its review.

From this point, staff suggests that the committee look at three areas in particular that deserve further review. First, the area Central Coral Township (705 units) was discussed at the January 21 meeting and the committee's consensus was that it should remain on the map as Estate. So, too, was the area East of Marengo (3,294 units). However, it was the consensus of the committee that the area Southwest of Woodstock (5,966 units) should be designated as Agriculture. In these three cases, the results of staff's preliminary analysis were different than the committee's initial decisions.

For the Central Coral Township area (705), retaining the Estate designation as suggested by the committee is in keeping with both the trends and realities of the area.

Concerning the Residential areas near Woodstock (5,966) and Marengo (3,294), one compromise may be to scale the areas back in size. Staff split the Marengo area into two parts, East (2,039) and West (1,254), and the Woodstock area into three parts, Northeast (2,078), Southeast (2,291), and West (1,595). Among these divisions, if the areas farthest from these municipalities were designated Agriculture, the capacity reduction for the county would total approximately 8,800. This is shown in the second spreadsheet.

As the 9,500 unit number was merely an approximation, the committee may wish to consider this outcome to be within a reasonable range of the target. Any further analysis by staff would require additional direction by the committee.

	Location	Type of Unit	Number of Units	Hydric Soils	80LE Soils	Critical Recharge Soils	Relation to a Municipality	P&D Committee Initial Assessment	
1	Western Coral Township	Estate	281	32%	70%	51%	Not Contiguous	Designate as Agriculture	Staff analysis shows these areas to be <u>less</u> suitable for development
2	Southeast of Hebron	Estate	47	50%	82%	47%	Not Contiguous		
3	West of Hebron	Residential	907	18%	90%	79%	Contiguous		
4	Tryon Grove - Barnard Mill Triangle	Estate	70	2%	6%	84%	Not Contiguous		
5	Southeast of Hebron	Residential	1270	40%	71%	42%	Contiguous		
6	Southwest of Hebron	Residential	372	12%	96%	80%	Contiguous		
7	Central Coral Township	Estate	705	22%	35%	8%	Not Contiguous	Keep as Residential/Estate	
8	Rte. 23 Marengo Township	Estate	905	14%	40%	36%	Not Compact	Designate as Agriculture	
9	West of Plum Tree Area	Estate	116	8%	15%	0%	Not Contiguous	Designate as Agriculture	
10	South of Plum Tree Area	Estate	48	11%	18%	0%	Not Contiguous	Designate as Agriculture	
11	East of Marengo	Residential	3294	4%	20%	100%	Contiguous	Keep as Residential/Estate	
12	Northwest of Huntley	Residential	1149	19%	68%	12%	Contiguous		
13	West of Huntley	Estate	187	11%	11%	3%	Not Contiguous	Keep as Residential/Estate	Staff analysis shows these areas to be <u>more</u> suitable for development
14	Southwest of Woodstock	Residential	5966	19%	44%	24%	Contiguous	Designate as Agriculture	
15	West of Huntley	Residential	1089	28%	25%	0%	Contiguous	Keep as Residential/Estate	
16	Northeast of Harvard	Residential	1324	22%	32%	21%	Contiguous		
17	West of Woodstock	Residential	1014	12%	18%	9%	Contiguous		

Number of Units: 9,164
(goal: approximately 9,500)

Number of Units: 9,581

Areas in bold are those in which Staff analysis result was different from the P&D Committee's initial review. Staff believes closer examination of these areas is warranted.

This table shows an alternate scenario in which Central Coral Township and East of Marengo are kept as Residential/Estate AND the areas East of Marengo and Southwest of Woodstock are divided between the two designations.

	Location	Type of Unit	Number of Units	Hydric Soils	80LE Soils	Critical Recharge Soils	Relation to a Municipality	P&D Committee Initial Assessment		
1	Western Coral Township	Estate	281	32%	70%	51%	Not Contiguous	Designate as Agriculture	Designate Agricultural	
2	Southeast of Hebron	Estate	47	50%	82%	47%	Not Contiguous			
3	West of Hebron	Residential	907	18%	90%	79%	Contiguous			
4	Tryon Grove - Barnard Mill Triangle	Estate	70	2%	6%	84%	Not Contiguous			
5	Southeast of Hebron	Residential	1270	40%	71%	42%	Contiguous			
6	Southwest of Hebron	Residential	372	12%	96%	80%	Contiguous			
8	Rte. 23 Marengo Township	Estate	905	14%	40%	36%	Not Compact	Designate as Agriculture		
9	West of Plum Tree Area	Estate	116	8%	15%	0%	Not Contiguous	Designate as Agriculture		
10	South of Plum Tree Area	Estate	48	11%	18%	0%	Not Contiguous	Designate as Agriculture		
12	Northwest of Huntley	Residential	1149	19%	68%	12%	Contiguous			
14w	Southwest of Woodstock (Seneca Twp)	Residential	1595	15%	45%	24%	Not Contiguous			
11e	East of Marengo (East portion)	Residential	2039	5%	19%	100%	Not Contiguous			
13	West of Huntley	Estate	187	11%	11%	3%	Not Contiguous	Keep as Residential/Estate		Retain as Residential / Estate
15	West of Huntley	Residential	1089	28%	25%	0%	Contiguous	Keep as Residential/Estate		
16	Northeast of Harvard	Residential	1324	22%	32%	21%	Contiguous			
17	West of Woodstock	Residential	1014	12%	18%	9%	Contiguous			
7	Central Coral Township	Estate	705	22%	35%	8%	Not Contiguous	Keep as Residential/Estate		
14ne	Southwest of Woodstock (Dorr Twp North of Apple Creek)	Residential	2078	24%	41%	26%	Contiguous			
14se	Southwest of Woodstock (Dorr Twp Souh of Apple Creek)	Residential	2291	18%	45%	22%	Contiguous			
11w	East of Marengo (West portion)	Residential	1254	4%	20%	100%	Contiguous			

Number of Units: 8,800
(goal: approximately 9,500)

Number of Units: 9,944

McHenry County Future Land Use- Potential Areas to Remove Based on Revised Population Estimate

Staff analysis shows this area to be less suitable for development
 Staff analysis shows this area to be more suitable for development
 Strike-through: Staff analysis result is different from P&D Committee's initial review. Closer examination is warranted

- Estate to Remove
- Retail to Remove
- Residential to Remove
- Water
- TOD Existing Station
- TOD Future Station
- Existing Earth Extraction
- Open Space
- Environmentally Sensitive Area
- Incorporated Areas
- Government / Institutional / Utilities
- Retail
- Office / Research / Industrial
- Mixed Use
- Residential (<1 acre lots)
- Estate (1 - 5 acre lots)
- Agricultural



