

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

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MEMORANDUM

To: Tina Hill, Chairman Planning and Development Committee
Members of the Planning and Development Committee

From: Dennis A. Sandquist

Date: April 30, 2009

Re: County Board Approved Revisions to the 2030 Plan

The following is a list of the revisions to the 2030 Plan approved by the County Board at its April 20, 2010, meeting based on notes recorded by Planning and Development staff. This list is not the official minutes of the meeting. Staff would like the Committee to review the list to confirm that it accurately documents that Board's actions prior to sending the changes to the consultant to modify the Plan. Secondly, staff would like to engage in a dialog with the P&D Committee regarding the implications of these changes.

General Changes

1. Add a Table of Contents at the front of the Plan listing the chapters and page numbers.
2. Add a Definition Appendix that includes all of the terms contained in text boxes in alphabetical order.

Introduction

3. Page 9, add a text box repeating the definition of infrastructure from page 128: "[Systems and facilities that provide households and businesses with the basic requirements to function day-to-day, which includes the transportation network, energy and utilities network, water supply, wastewater and sanitation facilities, and communications network.](#)"

Community Character

4. Page 23, Column 1, Paragraph 2 amend text as follows: “Several McHenry County municipalities have very little attached or multifamily housing, including Johnsborg, Prairie Grove, Bull Valley, [Barrington Hills](#), and Spring Grove.”
5. Page 26: delete policies 38, 40, and 41.
6. Page 26, Policy 43: “Encourage the demand for new rural housing to be satisfied primarily within unincorporated areas and municipalities with already established low density rural character; including Spring Grove, Johnsborg, Bull Valley, [Barrington Hills](#), Ringwood, the Harmony area in Coral Township, ~~the Cherry Valley area,~~ and the Prairie Grove area in Nunda Township.

Agricultural Resources

7. Page 35, Column 3, Paragraph 2: “Land use policies that encourage the preservation of open space and the protection of agricultural areas can help minimize the amount of carbon emitted into the environment. [Open space can be preserved as public open space \(as in conservation design\) or as private open space \(as in low density development\).](#)”

Water Resources

8. Page 63, New Objective: “[Protect and preserve Sensitive Aquifer Recharge Areas as a priority of the 2030 Plan. The SARA map shall be utilized as a determining factor in any proposed land use change.](#)”
9. Page 79, Policy 2: “~~Discourage-Prohibit~~ intensive uses with high-impervious surface areas or high-pollution potential, such as shopping centers, office/research/industrial facilities, and high-density housing developments, in sensitive aquifers recharge areas, [including areas identified on the SARA map.](#)”
10. Page 79, Policy 4: “Encourage the protection of sensitive recharge areas, [including areas identified on the SARA map,](#) by townships, municipalities, the McHenry County Conservation District and land conservancies.”
11. Page 79, Policy 5: “Employ conservation design techniques, to the maximum extent practical, in sensitive recharge areas, [including areas identified on the SARA map. Open space can be preserved as public open space \(as in conservation design\) or as private open space \(as in low density development\).](#)”
12. Page 79, Policy 6: “Minimize impervious surfaces, mass grading, and soil compaction in [sensitive](#) recharge areas, [including areas identified on the SARA map,](#) utilizing conservation design techniques such as clustering, narrower street widths, and reduced parking lot sizing.”
13. Page 79, Policy 10: “Evaluate and implement, where practical and appropriate, conservatively designed wastewater reclamation techniques. Encourage wastewater treatment systems in sensitive recharge areas that maximize beneficial reuse and/or recharge and provide treatment to prevent the degradation of groundwater [in sensitive recharge areas, including areas identified on the SARA map.](#)”

Economic Development

14. Page 88, Text Box, add definition of Primary Jobs: "Primary Jobs - Jobs which produce goods and services in excess of what can be consumed by the local market. Those goods not consumed by the local market are exported to other markets in exchange for money, or export income. For example, a McHenry County based company or industry produces more electronic parts than can be consumed, or bought, by its customers in McHenry County. The parts are then exported" to another market, such as Chicago, and money is returned to McHenry County for the products. This is what creates the flow of new wealth into the community."
15. Page 93, Chart 2 and Chart 3, replace with the attached Chart, which shows both existing employment and forecasted employment growth.
16. Page 94, Column 2, Paragraph 2: "Agritourism offers a means of diversifying the County's economic tax base while providing cultural and social amenities for residents and visitors alike. McHenry County has a rich heritage as an equestrian-friendly area, and has been known as one of the counties with the highest population of horses in the state. In keeping with this heritage, the value of equestrian-related activities which attract visitors and potential residents and provide economic vitality to the area, including equestrian sports (horse shows, trail riding), equine assisted therapy programs, and commercial boarder barns, are noted and are to be encouraged."
17. Page 98, Policy 7: "Limit office/research/industrial and retail uses in sensitive aquifer recharge areas, including areas identified on the SARA map, to 50% impervious surface coverage. Encourage proper design to contain potential contaminants from polluting the aquifers."

Infrastructure

18. Amend text on page 103, column 3, bullet point 2 as follows: "Promote and encourage the development of appropriate and adequate facilities (parks, greenways, conservation easements, equestrian trails, bike paths, etc.) for the use of pedestrian, equestrian and non-motorized traffic safety and convenience and for recreational purposes."
19. Replace the term "reliever airport" with "business executive airport" throughout the Plan, including the following specific references:
 - Page 88, Key Terms & Concepts: eliminate Reliever Airport definition.
 - Page 98, Policy 12: "Explore the potential for a '~~reliever airport~~' business executive airport within McHenry County."
 - Page 104, Column 3, Paragraph 3: "The County also lacks a business ~~or non-passenger aviation reliever executive~~ airport to support new and meaningful economic development needed to reverse the employment opportunities that currently have 67% of its citizens leaving the County to go to work."

Page 112, Column 4, Paragraph 3: ~~Reliever Business Executive~~ Airport
Moving forward, McHenry County should give some consideration to the creation of a ~~'reliever airport'~~ business executive airport. ~~A reliever airport is~~ designed to handle general- and business-specific classes of aircraft rather than the large commercial / passenger aircraft that operate from Chicago's O'Hare or the Rockford airport. Such a facility would be similar to the Chicago Executive Airport that operates out of the City of Prospect Heights and the Village of Wheeling. The ~~reliever~~ airport could be a key economic engine for the County and would be able to handle corporate/executive aviation, ~~air cargo~~, and aircraft with speeds and capacities too large for the Lake-In-The-Hills, Galt, and Dacy airports. The airport would not be intended to handle air cargo or scheduled airline passenger service."

Land Use

20. Page 126, Existing Land Use Map and Page 136, Future Land Use Map: show the existing, unincorporated residential and estate areas that are not intended to be expanded with separate colors on both the Existing Land Use and the Future Land Use maps. Add a text box indicating that "these parcels are mapped for reference purposes and are not to be used as precedent for future zoning requests." (See attached maps.)
21. Page 136, Future Land Use Map: Add the MCNAI site north of Glacier Park in Richmond as Environmentally Sensitive Area.
22. Page 136, Future Land Use Map: Remove the Office/Research/Industrial area located along Hwy 20 west of the Village of Marengo.
23. Page 136, Future Land Use Map: Convert the area identified in orange on the map distributed by the Village of Bull Valley President from Estate to Agriculture.
24. Page 140, Add a new Policy under Community Character and Housing Section: "Estate development in close proximity to a municipality should take in consideration that municipality's densities."
25. Page 140, Policy 15: "Support planning initiatives that favor either low density development which preserves the rural character of the county and conserves natural resources or contiguous, clustered development in accordance with 'land first' principles to minimize development of prime agricultural areas."
26. Page 141, Policy 24: "~~Discourage-Prohibit~~ intensive uses with high-impervious surface areas or high-pollution potential, such as shopping centers, office/research/industrial facilities, and high-density housing developments, in sensitive aquifers recharge areas, including areas identified on the SARA map."
27. Page 141, Policy 25 as follows "Minimize impervious area coverage and maximize implementation of conservation design practices in sensitive aquifer recharge areas, including areas identified on the SARA map."
28. Page 141, Policy 26: "Minimize impervious surfaces, mass grading, and soil compaction in sensitive aquifer recharge areas, including areas identified on the SARA map, utilizing conservation design techniques such as clustering, narrower street widths, porous paving materials, and reduced parking lot sizing."

29. Page 141, Policy 32: “Limit office/research/industrial and retail uses in sensitive aquifer recharge areas, [including areas identified on the SARA map](#), to 50% impervious surface coverage. Encourage proper design to contain potential contaminants from polluting the aquifers.”