

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

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To: Members of the McHenry County Regional Planning Commission

From: Dennis Sandquist, Director
 Matthew Hansel, Deputy Director-Building Code Manager

Date: May 14, 2009

Re: LEAM Mega Scenarios LUCA Table Comparison

The following is a comparison of the Compact Contiguous Growth (formerly known as UGB) and the ETJ composite LEAM mega scenarios. In April, the RPC tentatively endorsed the Compact Contiguous Growth (CCG) model as its preferred scenario. The LEAM staff has subsequently completed the Land Use Change Acre (LUCA). The tables are presented below along with staff's summary comparisons. This information is intended to help the RPC confirm its selection of the CCG scenario as its preferred scenario for use in creating the Future Land Use map.

Composite ETJ Land Use Change in Acres (2005-2030)						
	Residential	Commercial	Forest	Grassland	Agricultural	Total Development
ALDEN	10	2	(2)	-	(10)	12
ALGONQUIN	178	(22)	(34)	(4)	(87)	156
BURTON	673	2	(261)	(88)	(326)	675
CHEMUNG	102	40	(20)	(5)	(102)	142
CORAL	1,041	85	(122)	(11)	(989)	1,126
DORR	7,097	222	(1,391)	(77)	(5,812)	7,319
DUNHAM	89	14	(11)	-	(92)	103
GRAFTON	4,784	1,109	(476)	(101)	(5,290)	5,893
GREENWOOD	438	5	(156)	(7)	(278)	443
HARTLAND	602	95	(268)	(5)	(423)	697
HEBRON	25	-	(7)	(1)	(18)	25
MARENGO	542	57	(114)	(56)	(396)	599
MCHENRY	3,976	72	(950)	(584)	(2,456)	4,048
NUNDA	5,784	74	(1,985)	(671)	(3,153)	5,858
RICHMOND	848	69	(249)	(89)	(560)	917
RILEY	872	17	(195)	(2)	(691)	889
SENECA	985	24	(373)	(6)	(630)	1,009
Total	28,046	1,865	(6,614)	(1,707)	(21,313)	29,911

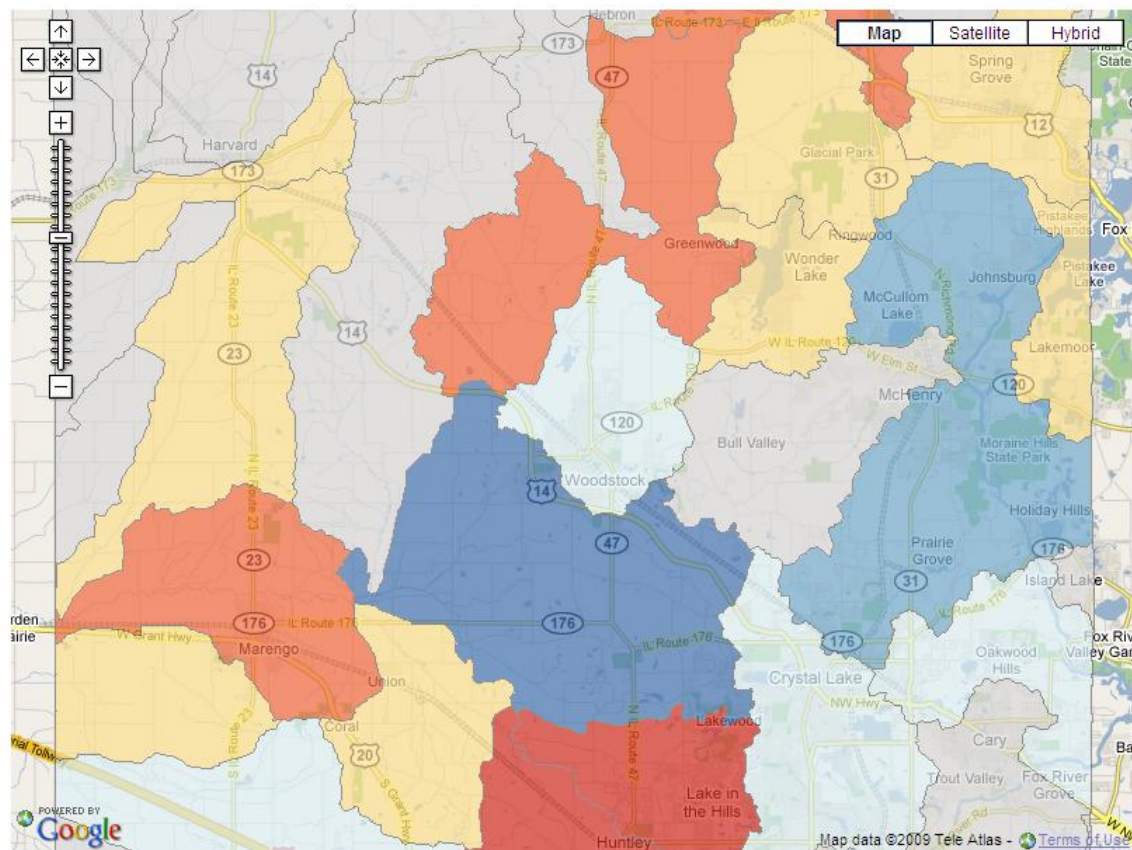
Composite CCG Land Use Change in Acres (2005-2030)						
	Residential	Commercial	Forest	Grassland	Agricultural	Total Development
ALDEN	-	2	2	2	(2)	2
ALGONQUIN	179	(14)	(36)	(4)	(95)	165
BURTON	598	1	(232)	(82)	(286)	599
CHEMUNG	71	50	(17)	(4)	(86)	121
CORAL	1,012	51	(115)	(9)	(935)	1,063
DORR	8,524	425	(1,666)	(78)	(7,161)	8,949
DUNHAM	27	3	(3)	-	(26)	30
GRAFTON	4,109	775	(431)	(79)	(4,343)	4,884
GREENWOOD	339	26	(139)	(5)	(219)	365
HARTLAND	414	70	(212)	(7)	(265)	484
HEBRON	3	-	(1)	-	(3)	3
MARENGO	399	63	(98)	(26)	(305)	462
MCHENRY	4,256	123	(977)	(595)	(2,748)	4,379
NUNDA	5,820	64	(1,975)	(579)	(3,283)	5,884
RICHMOND	453	59	(161)	(42)	(297)	512
RILEY	728	18	(147)	(10)	(588)	746
SENECA	1,176	134	(465)	(11)	(832)	1,310
Total	28,108	1,850	(6,673)	(1,529)	(21,474)	29,958

- The following townships receive over 100 acres more development in the CCG scenario:
 - DORR (+1,630 acres)
 - MCHENRY (+331 acres)
 - SENECA (+301 acres)
- The following townships receive over 100 acres less development in the CCG scenario:
 - MARENGO (-137 acres)
 - RILEY (-143 acres)
 - HARTLAND (-213 acres)
 - RICHMOND (-405 acres)
 - GRAFTON (-1,009 acres)
- From a land consumption perspective, the CCG scenario consumes 178 acres more grass land and correspondingly fewer acres of forest and agricultural lands compared to the ETJ scenario.

The map below shows land conversion on a watershed basis. Watersheds in various shades of blue receive more development in the CCG scenario. Watersheds in yellow and red receive more development in the ETJ scenario. The watersheds in grey are neutral.

Composite Scenario SimView

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Based on the LUCA data and watershed impact map provided in this memorandum, staff requests the RPC confirm its selection of the CCG scenario as its preferred scenario for use in creating the Future Land Use map.