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To: McHenry County Regional Planning Commission

From: Dennis A. Sandquist, Director
Darrell Moore, Planner II

Date: May 12, 2009

Re: McHenry County Future Land Use Map Working Series

The McHenry County Future Land Use Map Working Series is intended to assist the RPC in developing a Future Land Use Map for the 2030 Plan. The five maps contain the same base data along with various LEAM data layers based on the RPC's preferred Compact Contiguous Growth Area composite scenarios.

Each of the five maps contains the following GIS data layers:

- **Municipalities:** Existing incorporated areas based on McHenry County's current GIS data layers.
- **RPC Priority Agriculture Zones:** Large, contiguous areas of soils with LE scores of 80+, as designated by the RPC as a priority to remain in agricultural use.
- **Public Open Space:** Public-owned lands in which development is prohibited.
- **Flood Hazard Area:** Area designated on FEMA flood maps as Zone A (100-year floodplain).
- **MCNAI Site:** (McHenry County Natural Area Inventory Site) Areas identified by the McHenry County Conservation District as containing unique and important natural resource species and habitats.
- **ADID Wetlands:** Wetlands areas 10-acres and larger, identified by the Advanced Identification study.
- **Existing and Proposed Transit Centers:** Areas within ½ mile radius of existing and proposed Metra stations that are targeted for more intensive, mixed use development, re-development, and infill development.
- **General Agriculture:** The default underlying layer reflecting a preference for agricultural uses in areas outside of the areas described above and outside the LEAM growth areas described below.

The five McHenry County Future Land Use Map Working Series maps contain various combinations of the following LEAM CCG model data layers:

- **Employment Growth Point:** A projected point (30x30 meter cell) of commercial development by 2030 according to the LEAM modeling.

- **Residential Growth Point:** A projected point (30x30 meter cell) of residential development by 2030 according to the LEAM modeling.
- **Primary CCG (Compact Contiguous Growth) Area:** Area closest to existing population centers that LEAM modeling has defined to encompass 80% of residential and non-residential growth points.
- **Secondary CCG (Compact Contiguous Growth) Area:** The area beyond the Primary CCG Area that the LEAM modeling has defined to encompass 100% of residential and non-residential growth points.

On each map, the LEAM data layers are shown only for areas outside of the existing municipal boundaries. These are the currently unincorporated areas under County jurisdiction that LEAM projects will be developed (the Growth Points) or surrounded by development (the CCG areas) by 2030. These areas will be the primary focus of the Future Land Use Map.

The map sequence displays an increasingly large definition of the development area as described below:

Working Map #1

Displayed:

- Employment Growth Points within the Primary CCG Area
- Residential Growth Points within the Primary CCG Area

Not displayed:

- Primary CCG Area
- Secondary CCG Area
- Employment Growth Points within the Secondary CCG Area
- Residential Growth Points within the Secondary CCG Area

Working Map #2

Displayed:

- Employment Growth Points within both the Primary and Secondary CCG areas
- Residential Growth Points within both the Primary and Secondary CCG areas

Not displayed:

- Primary CCG Area
- Secondary CCG Area

Working Map #3

Displayed:

- Primary CCG Area
- Employment Growth Points inside the Primary CCG Area

Not displayed:

- Secondary CCG Area
- Employment Growth Points inside the Secondary CCG Area
- Residential Growth Points

Working Map #4

Displayed:

- Primary CCG Area
- Employment Growth Points within both the Primary and Secondary CCG areas
- Residential Growth Points within the Secondary CCG Area

Not displayed:

- Secondary CCG Area
- Residential Growth Points inside Primary CCG Area

Working Map #5**Displayed:**

- Primary CCG Area
- Secondary CCG Area
- Employment Growth Points within both the Primary and Secondary CCG areas

Not displayed:

- Residential Growth Points

Staff is asking the RPC to select one of these maps as a basis for the Future Land Use Map and to provide staff with direction for manually editing the map to further conform with the previously adopted land use map principles and to portray the desired balance of growth and preservation.