

APPENDIX B

Farmland Impacts



Bruce Rauner, Governor
Raymond Poe, Director

Bureau of Land and Water Resources

State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/782-6297 • TDD 217/524-6858 • Fax 217/557-0993

July 15, 2016

Mr. John Baczek, P.E.
IDOT Division of Highways
Region One/District One
201 W. Center Court
Schaumburg, IL 60196-1096

BUREAU OF PROGRAMMING
RECEIVED

JUL 22 2016

DISTRICT #1

Re: Illinois Route 31 (IL 176 to IL 120)
Environmental Assessment Phase I
Widening and Reconstruction – 14.2 acres
McHenry County, Illinois

Dear Mr. Baczek:

The Illinois Department of Agriculture (IDOA) has completed its review of the agricultural impacts associated with proposed improvements of ± 7.2 miles of IL Route 31 from IL 175 to IL 120 in McHenry County. The project was examined for its compliance with IDOT's Agricultural Land Preservation Policy as well as the Illinois Farmland Preservation Act (505 ILCS 75/1 et seq.).

The 7.2 mile project involves roadway widening and reconstruction to provide two lanes in each direction separated by a median, bicycle and pedestrian accommodations, intersection and drainage improvements. The upgrade utilizes existing right-of-way and acquires the least amount of land to ensure public safety. This results in the conversion of ± 14 acres of agricultural land to a non-agricultural use.

Because the project has been designed to ensure public safety and impacts the least amount of agricultural land possible, the IDOA has determined that the project complies with IDOT's Agricultural Land Preservation Policy and Illinois' Farmland Preservation Act.

Enclosed are two copies of the USDA NRCS form AD-1006. One copy must be included in the project's environmental assessment; the other is for your files.

Sincerely,

A handwritten signature in cursive script that reads "Steven D. Chard".

Steven D. Chard, Acting Chief
Bureau of Land and Water Resources

SDC:TS

Enclosures - 2

cc: McHenry - Lake County SWCD
Agency project file

FARMLAND CONVERSION IMPACT RATING

| | | | | | |
|--|---|---|--|---------------------|-----------------------|
| PART I (To be completed by Federal Agency) | | Date Of Land Evaluation Request 6/7/16 | | | |
| Name Of Project IL 31 (IL 176 to IL 120) | | Federal Agency Involved FHWA | | | |
| Proposed Land Use Roadway widening | | County And State McHenry County, Illinois | | | |
| PART II (To be completed by NRCS) | | Date Request Received By NRCS 6/14/14 | | | |
| Does the site contain prime, unique, statewide or local important farmland? (If no, the FPPA does not apply – do not complete additional parts of this form). | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Acres Irrigated N/A | Average Farm Size 372 |
| Major Crop(s) Corn, Soybeans, Wheat, Hay | Farmable Land In Govt. Jurisdiction Acres: 29,633,500 % 97 | Amount Of Farmland As Defined In FPPA Acres: 27,695,900 % 91 | | | |
| Name Of Land Evaluation System Used Illinois | Name Of Local Site Assessment System Statewide | Date Land Evaluation Returned By NRCS 6/14/16 | | | |
| PART III (To be completed by Federal Agency) | | Alternative Site Rating | | | |
| | | Site A | Site B | Site C | Site D |
| A. Total Acres To Be Converted Directly | | 14.2 | | | |
| B. Total Acres To Be Converted Indirectly | | | | | |
| C. Total Acres In Site | | 14.2 | 0.0 | 0.0 | 0.0 |
| PART IV (To be completed by NRCS) Land Evaluation Information | | | | | |
| A. Total Acres Prime And Unique Farmland | | 14.2 | | | |
| B. Total Acres Statewide And Local Important Farmland | | 0.0 | | | |
| C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted | | 0.0 | | | |
| D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value | | 35.5 | | | |
| PART V (To be completed by NRCS) Land Evaluation Criterion 150 Relative Value Of Farmland To Be Converted (Scale of 0 to 100 Points) | | 134 | 0 | 0 | 0 |
| PART VI (To be completed by Federal Agency) Site Assessment Criteria (These criteria are explained in 7 CFR 658.5(b)) | | Maximum Points | | | |
| 1. Area In Nonurban Use | | | | | |
| 2. Perimeter In Nonurban Use | | | | | |
| 3. Percent Of Site Being Farmed | | | | | |
| 4. Protection Provided By State And Local Government | | | | | |
| 5. Distance From Urban Builtup Area | | | | | |
| 6. Distance To Urban Support Services | | | | | |
| 7. Size Of Present Farm Unit Compared To Average | | | | | |
| 8. Creation Of Nonfarmable Farmland | | | | | |
| 9. Availability Of Farm Support Services | | | | | |
| 10. On-Farm Investments | | | | | |
| 11. Effects Of Conversion On Farm Support Services | | | | | |
| 12. Compatibility With Existing Agricultural Use | | | | | |
| TOTAL SITE ASSESSMENT POINTS | | 150 | 100 | 0 | 0 |
| PART VII (To be completed by Federal Agency) | | | | | |
| Relative Value Of Farmland (From Part V) | | 150 | 100 | 134 | 0 |
| Total Site Assessment (From Part VI above or a local site assessment) | | 150 | 100 | 2 | 0 |
| TOTAL POINTS (Total of above 2 lines) | | 300 | 200 | 136 | 0 |
| Site Selected: | | Date Of Selection | Was A Local Site Assessment Used? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
| Reason For Selection: | | | | | |

See the attached
Illinois LESA Site Assessment
CORRIDOR Factors

** When utilizing the Illinois State Site Assessment Corridor factors, 150 points are assigned to the Land Evaluation portion, and 150 points are assigned to the Site Assessment portion of the LESA System for a maximum score of 300 points.

**IL 31 (IL 176 to IL 120)
McHenry County, Illinois
Federal Highway Administration Funds**

| PART VI-B Illinois Site Assessment <i>CORRIDOR</i> Factors | Maximum Points | Site A |
|---|---------------------------|---------------|
| 1. Amount of agricultural land required | 30 | 2 |
| 2. Location of the proposed alignment | 30 | 0 |
| 3. Acres of off-site agricultural land required for borrow materials | 15 | 0 |
| 4. Acres of Prime and Important farmland required for mitigation | 15 | 0 |
| 5. Creation of severed farm parcels | 10 | 0 |
| 6. Creation of uneconomical remnants | 10 | 0 |
| 7. Creation of landlocked parcels | 10 | 0 |
| 8. Creation of adverse travel | 10 | 0 |
| 9. Relocations of rural residences and farm buildings | 10 | 0 |
| 10. Utilization of minimum design standards | 10 | 0 |
| TOTAL SITE ASSESSMENT <i>CORRIDOR</i> POINTS | 150 | 2 |

PART VII

| | | |
|---|------------|------------|
| Relative Value of Farmland | 150 | 134 |
| Total Site Assessment <i>CORRIDOR</i> Factors | 150 | 2 |
| TOTAL ILLINOIS LESA POINTS | 300 | 136 |

061416
JL

** The Illinois LESA System applies the 225 point cutoff when evaluating state and federally funded projects. Site or Corridor alternatives receiving 175 or fewer points have a low rating for protection, and it is not necessary to evaluate additional alternatives. Those alternatives receiving 176 to 225 points are in the moderate range for protection. In most cases, alternatives exceeding the 225 point level should be retained for agricultural use, and an alternate site should be utilized for the intended project. Selecting the alternative with the lowest total points will usually protect the best farmland located in the most agriculturally viable areas. LESA also serves to maintain and promote the agricultural industry in Illinois.*



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

Project and Environmental Studies
IL 31
IL 176 to IL 120
McHenry County

June 7, 2016

Mr. Tim Prescott
Natural Resources Conservation Service
United States Department of Agriculture
2118 West Park Court
Champaign, IL 61821

Dear Mr. Prescott:

The Illinois Department of Transportation (Department) is currently conducting preliminary engineering and environmental (Phase I) studies for the improvement of IL 31 from IL 176 to IL 120 in McHenry County. This improvement is not currently included in the Department's FY 2017-2022 Proposed Highway Improvement Program. However, this project will be included in our priorities for future funding considerations among similar improvement needs throughout the region. The general scope of work for this improvement is anticipated to consist of roadway widening and reconstruction to provide two lanes in each direction separated by a median, bicycle and pedestrian accommodations, and intersection and drainage improvements.

The Phase I study is being conducted as an Environmental Assessment and has been coordinated through the NEPA/404 merger process. A preferred build alternative has been approved by the cooperating agencies.

The purpose of this letter is to verify whether further coordination with the Natural Resources Conservation Service (NRCS) and Illinois Department of Agriculture (IDOA) is required as part of our environmental studies. The most recent municipal comprehensive plans have been reviewed, and we have met with the municipalities within the study area. None of the municipalities or county have agriculture zoned lands within the project limits. The project will convert 14.19 acres of farmland outside urbanized areas, which is less than three acres of farmland per mile of the project. There are 5.26 acres of farmland not included in this assessment because it is our understanding urbanized areas are not subject to the Farmland Protection Policy Act per Section 523.10 B(5).

The following items are attached for your reference.

- AD-1006 form
- Tables with project data, farmland data, and soil impacts
- Project location map
- Farmland impact exhibit illustrating municipal boundaries, US Census Urbanized Area, existing right-of-way, and proposed right-of-way
- County highway map
- NRCS Soil Map
- Land use plans

Please complete the appropriate sections of the AD-1006 form and then send to IDOA to complete the Site Assessment sections. Once you receive a completed form from IDOA, please send us a copy.

If you have any questions or need additional information, please contact Scott Czaplicki, Project Manager, at (847) 705-4107.

Very truly yours,

John Fortmann, P.E.
Region One Engineer

By: 
John A. Baczek, P.E.
Project and Environmental Studies Section Chief

Enclosures

cc: Mr. Terry Savko

bcc: John Sherrill
Sam Mead
~~File~~

FARMLAND CONVERSION IMPACT RATING

| | | | | | |
|--|--|---|--|-------------------------|-------------------|
| PART I (To be completed by Federal Agency) | | Date Of Land Evaluation Request | | | |
| Name of Project | | Federal Agency Involved | | | |
| Proposed Land Use | | County and State | | | |
| PART II (To be completed by NRCS) | | Date Request Received By NRCS | | Person Completing Form: | |
| Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form) | | YES <input type="checkbox"/> | NO <input type="checkbox"/> | Acres Irrigated | Average Farm Size |
| Major Crop(s) | Farmable Land In Govt. Jurisdiction Acres: % | | Amount of Farmland As Defined in FPPA Acres: % | | |
| Name of Land Evaluation System Used | Name of State or Local Site Assessment System | | Date Land Evaluation Returned by NRCS | | |
| PART III (To be completed by Federal Agency) | | Alternative Site Rating | | | |
| | | Site A | Site B | Site C | Site D |
| A. Total Acres To Be Converted Directly | | | | | |
| B. Total Acres To Be Converted Indirectly | | | | | |
| C. Total Acres In Site | | | | | |
| PART IV (To be completed by NRCS) Land Evaluation Information | | | | | |
| A. Total Acres Prime And Unique Farmland | | | | | |
| B. Total Acres Statewide Important or Local Important Farmland | | | | | |
| C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted | | | | | |
| D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value | | | | | |
| PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points) | | | | | |
| PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106) | | Maximum Points | Site A | Site B | Site C |
| 1. Area In Non-urban Use | | (15) | | | |
| 2. Perimeter In Non-urban Use | | (10) | | | |
| 3. Percent Of Site Being Farmed | | (20) | | | |
| 4. Protection Provided By State and Local Government | | (20) | | | |
| 5. Distance From Urban Built-up Area | | (15) | | | |
| 6. Distance To Urban Support Services | | (15) | | | |
| 7. Size Of Present Farm Unit Compared To Average | | (10) | | | |
| 8. Creation Of Non-farmable Farmland | | (10) | | | |
| 9. Availability Of Farm Support Services | | (5) | | | |
| 10. On-Farm Investments | | (20) | | | |
| 11. Effects Of Conversion On Farm Support Services | | (10) | | | |
| 12. Compatibility With Existing Agricultural Use | | (10) | | | |
| TOTAL SITE ASSESSMENT POINTS | | 160 | | | |
| PART VII (To be completed by Federal Agency) | | | | | |
| Relative Value Of Farmland (From Part V) | | 100 | | | |
| Total Site Assessment (From Part VI above or local site assessment) | | 160 | | | |
| TOTAL POINTS (Total of above 2 lines) | | 260 | | | |
| Site Selected: | Date Of Selection | Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/> | | | |
| Reason For Selection: | | | | | |
| Name of Federal agency representative completing this form: | | | | | Date: |

(See Instructions on reverse side)

Form AD-1006 (03-02)

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

| |
|---|
| $\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$ |
|---|

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

Table 1
Project Data

| Item | |
|--|-------------|
| Project Length | 7.2 miles |
| Location of Proposed Alignment | On Existing |
| Proposed Right-of-Way and Temporary Easements Required | 70.43 acres |

Table 2
Farmland Data

| Item | Outside US Census Urbanized Areas ¹ | Within US Census Urbanized Areas |
|--|--|----------------------------------|
| Number of Farm Parcels Affected | 8 | 10 |
| Farmland Impacts | 14.19 acres ² | 5.26 acres |
| Farmland Impacts per Project Mile | 1.97 acres/mile | 1.02 acres/mile |
| Number and Type of Severed Farm Parcels | 0 | 0 |
| Number and Location of Uneconomical Remnants | 0 | 0 |
| Number and Location of Landlocked Parcels | 0 | 0 |
| Relocation of Rural Residences and Farm Buildings | 0 | 0 |
| Centennial or Sesquicentennial Farms Impacted | 0 | 0 |
| Offsite Agricultural Land Required for Borrow | 0 | 0 |
| Minimization of Agricultural Impacts | Yes ³ | |
| Effects of Proposed Drainage on Farmland | Same as Existing | |
| Prime and Important Farmland Required for Mitigation | Not Applicable | |
| Need for Adverse Travel | Not Applicable | |

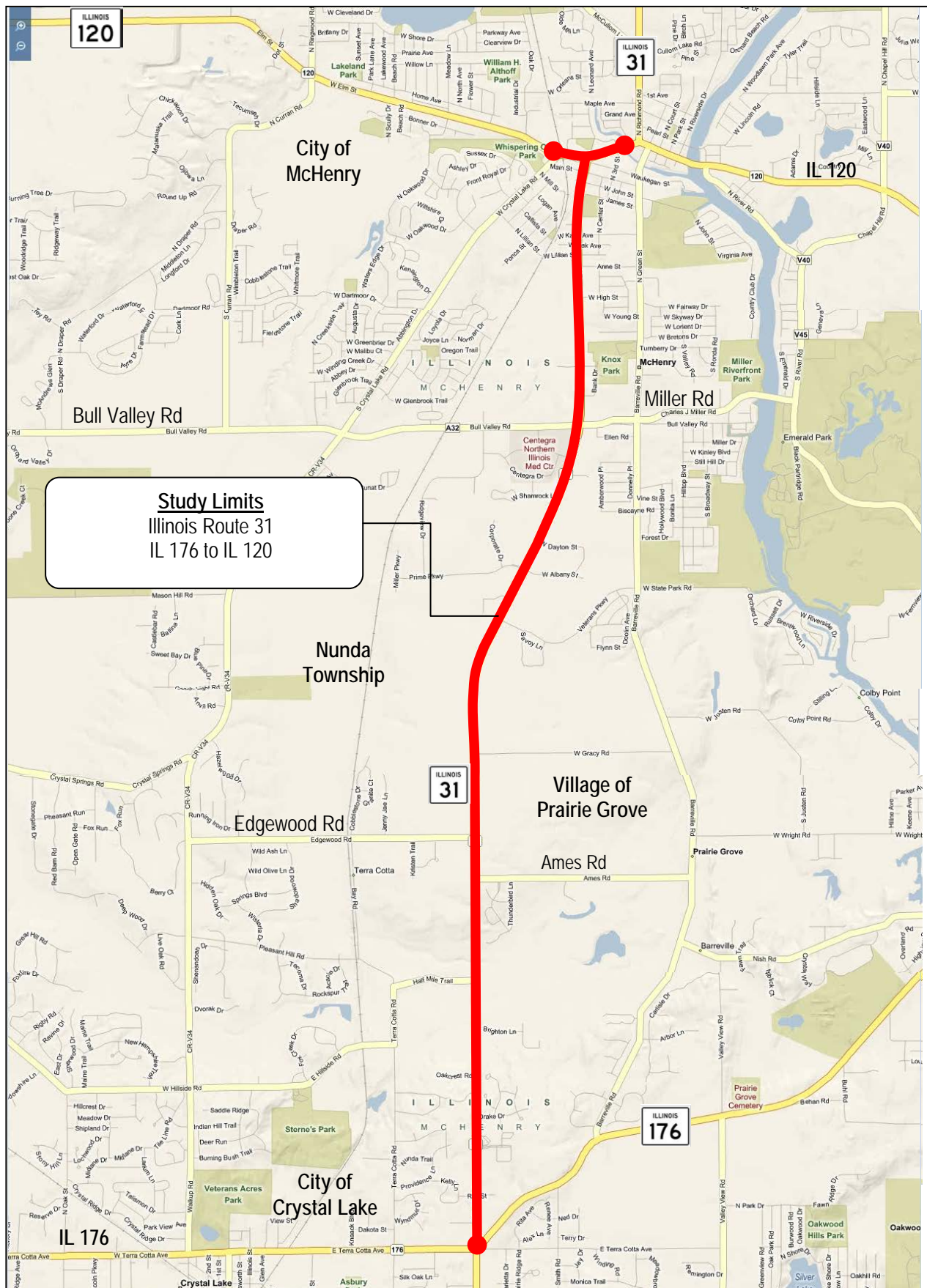
¹ There are no zoned agricultural lands in urbanized areas within project area

² Farmland converted to non-agricultural uses

³ An Environmental Assessment was prepared for the project and received concurrence through the NEPA/404 Merger process.

Table 3
Soil Impacts

| Map Unit Symbol | Map Unit Name | Outside US Census Urbanized Areas | Within US Census Urbanized Areas |
|----------------------|---|-----------------------------------|----------------------------------|
| 104A | Virgil silt loam, 0 to 2 percent slopes | 0.17 | 0.55 |
| 153A | Pella silty clay loam, cool, 0 to 2 percent slopes | 6.65 | |
| 198A | Elburn silt loam, 0 to 2 percent slopes | 2.46 | |
| 219A | Millbrook silt loam, 0 to 2 percent slopes | 1.38 | |
| 297A | Ringwood silt loam, 0 to 2 percent slopes | | 0.79 |
| 297B | Ringwood silt loam, 2 to 4 percent slopes | 2.26 | 3.43 |
| 310B | McHenry silt loam, 2 to 4 percent slopes | 0.43 | |
| 361B | Kidder loam, 2 to 4 percent slopes | 0.42 | |
| 361C2 | Kidder loam, 4 to 6 percent slopes, eroded | 0.38 | |
| 361D3 | Kidder clay loam, 6 to 12 percent slopes, severely eroded | 0.04 | 0.49 |
| Total (Acres) | | 14.19 | 5.26 |



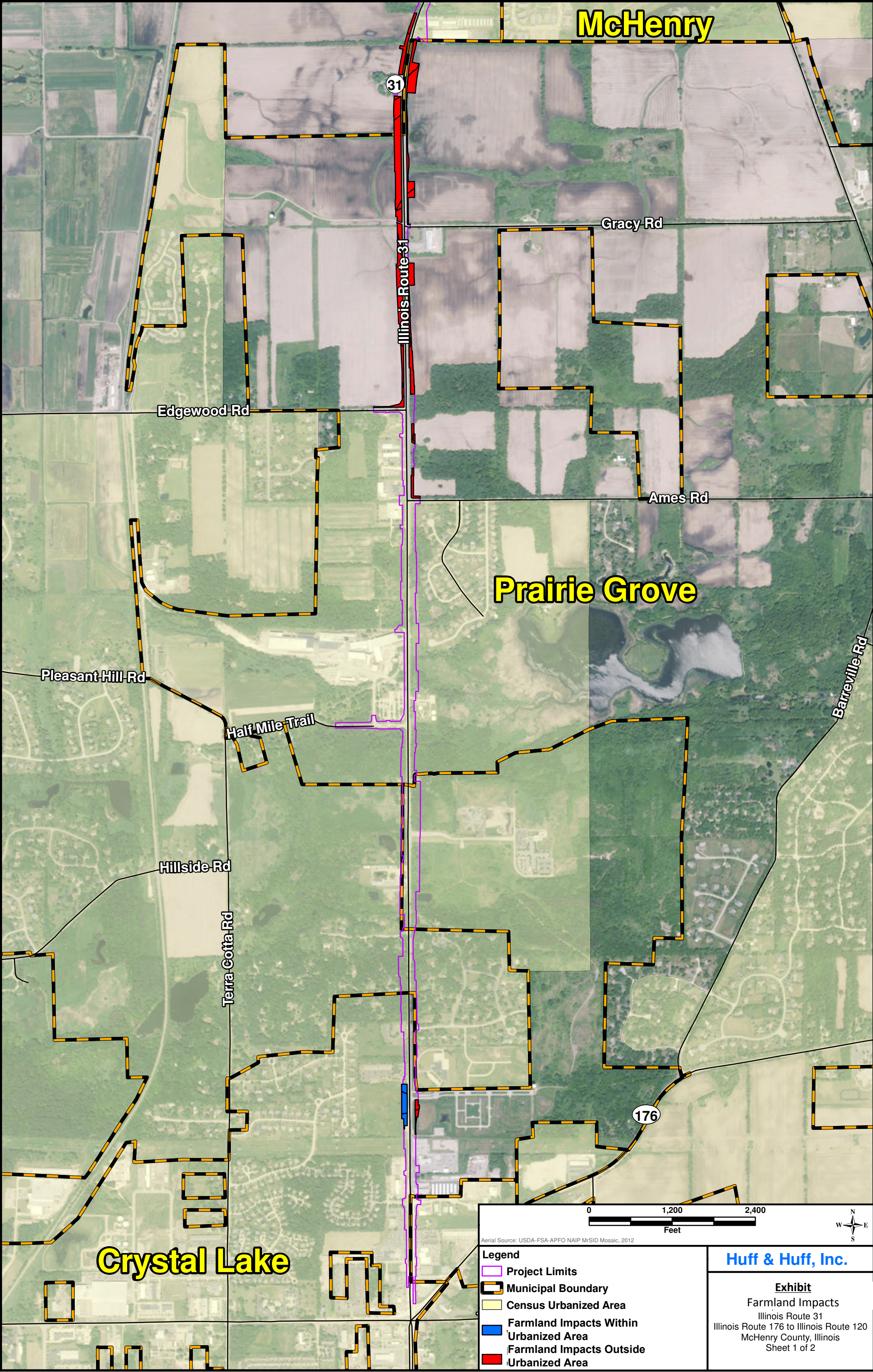
Legend



Study Limits

LOCATION MAP

IL 31
IL176 to IL120
McHenry County
P-91-135-99



McHenry

Gracy Rd

Edgewood Rd

Ames Rd

Prairie Grove

Pleasant Hill Rd

Half Mile Trail

Hillside Rd

Terra Cotta Rd

Barreville Rd

176

Crystal Lake

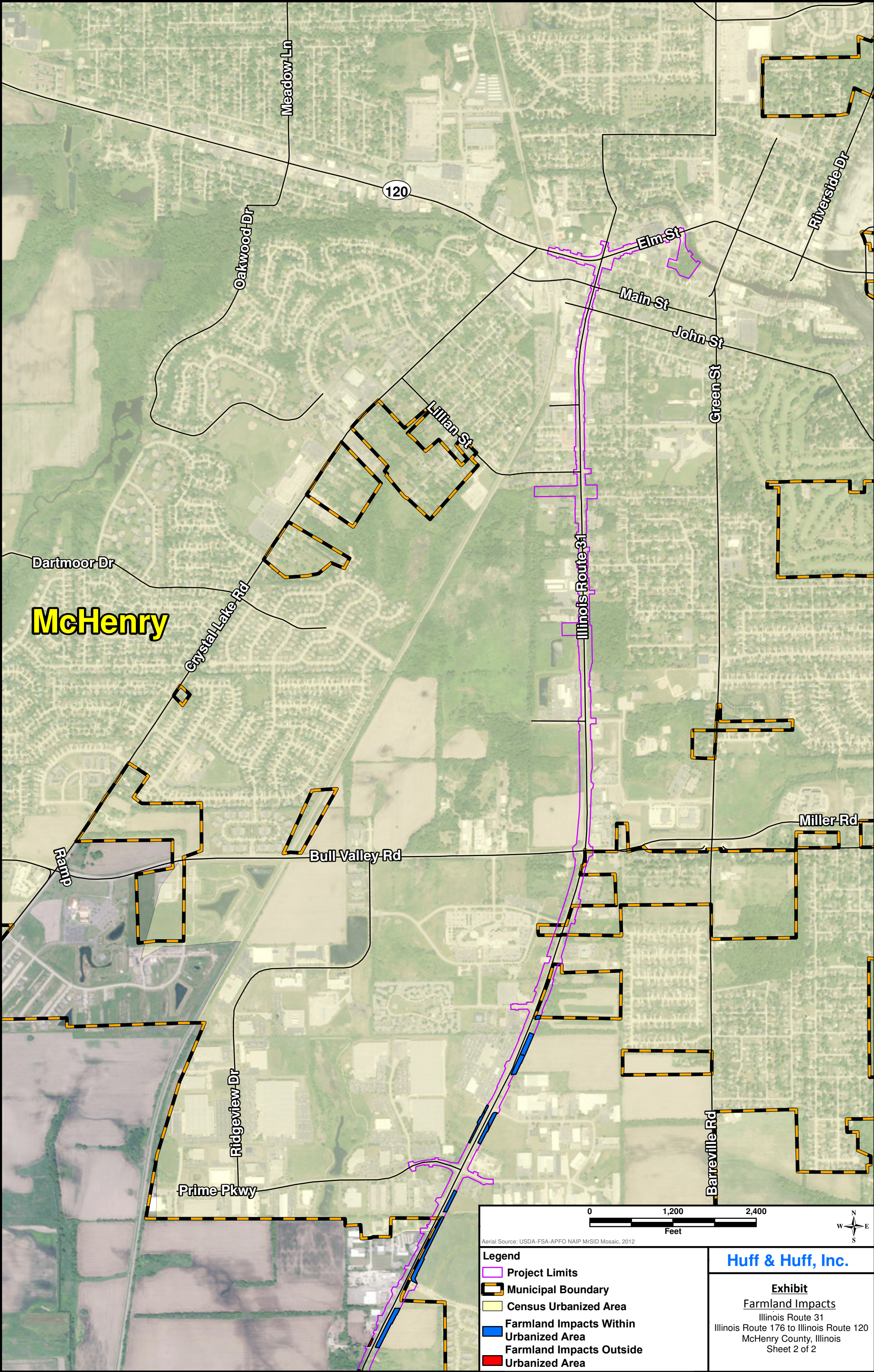
Legend

- Project Limits
- Municipal Boundary
- Census Urbanized Area
- Farmland Impacts Within Urbanized Area
- Farmland Impacts Outside Urbanized Area

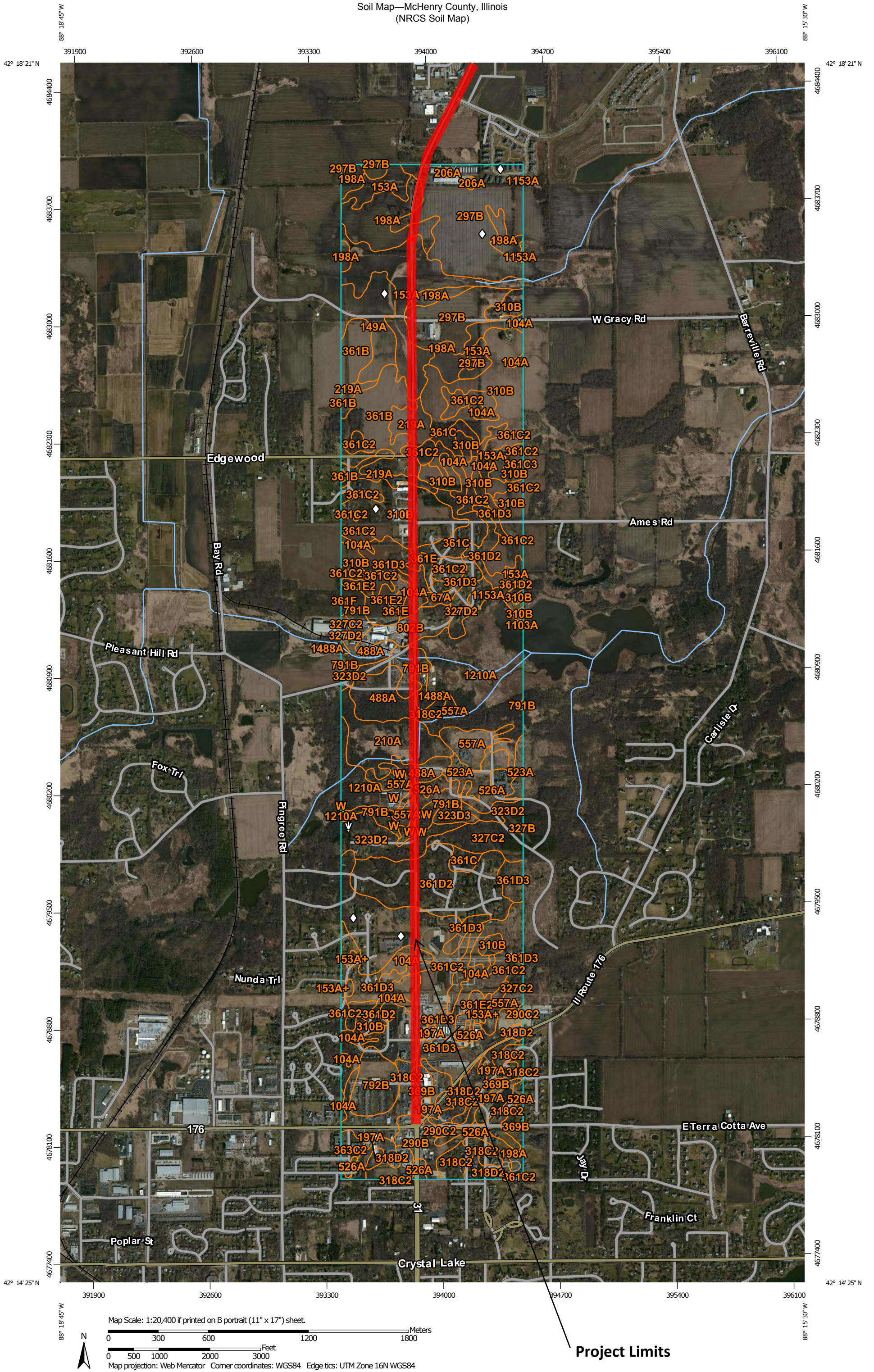
Huff & Huff, Inc.

Exhibit

Farmland Impacts
Illinois Route 31
Illinois Route 176 to Illinois Route 120
McHenry County, Illinois
Sheet 1 of 2



Soil Map—McHenry County, Illinois
(NRCS Soil Map)



Map Scale: 1:20,400 if printed on B portrait (11" x 17") sheet.

0 300 600 1200 1800 Meters
0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84

Project Limits

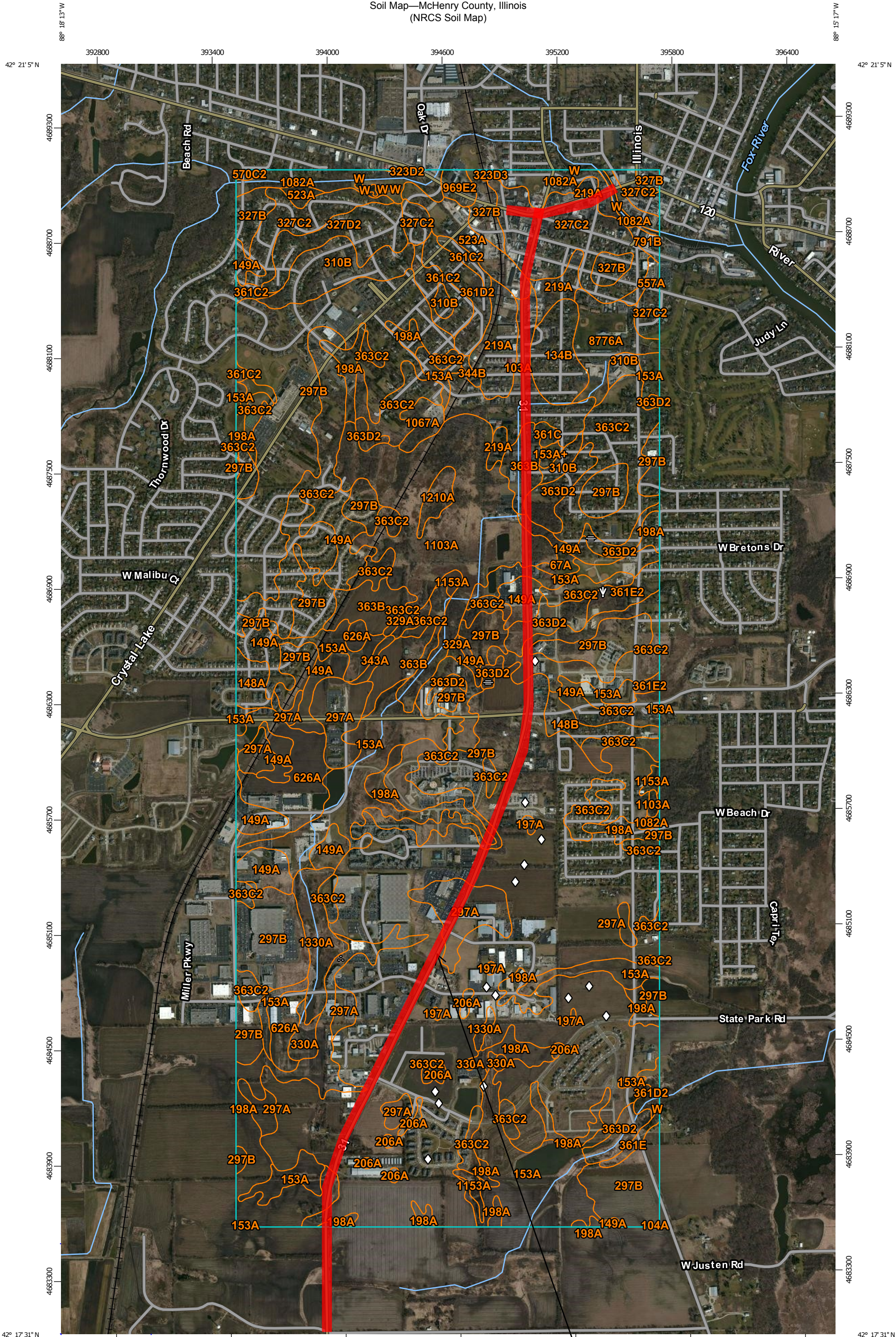


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/4/2016
Page 1 of 5

Soil Map—McHenry County, Illinois
(NRCS Soil Map)



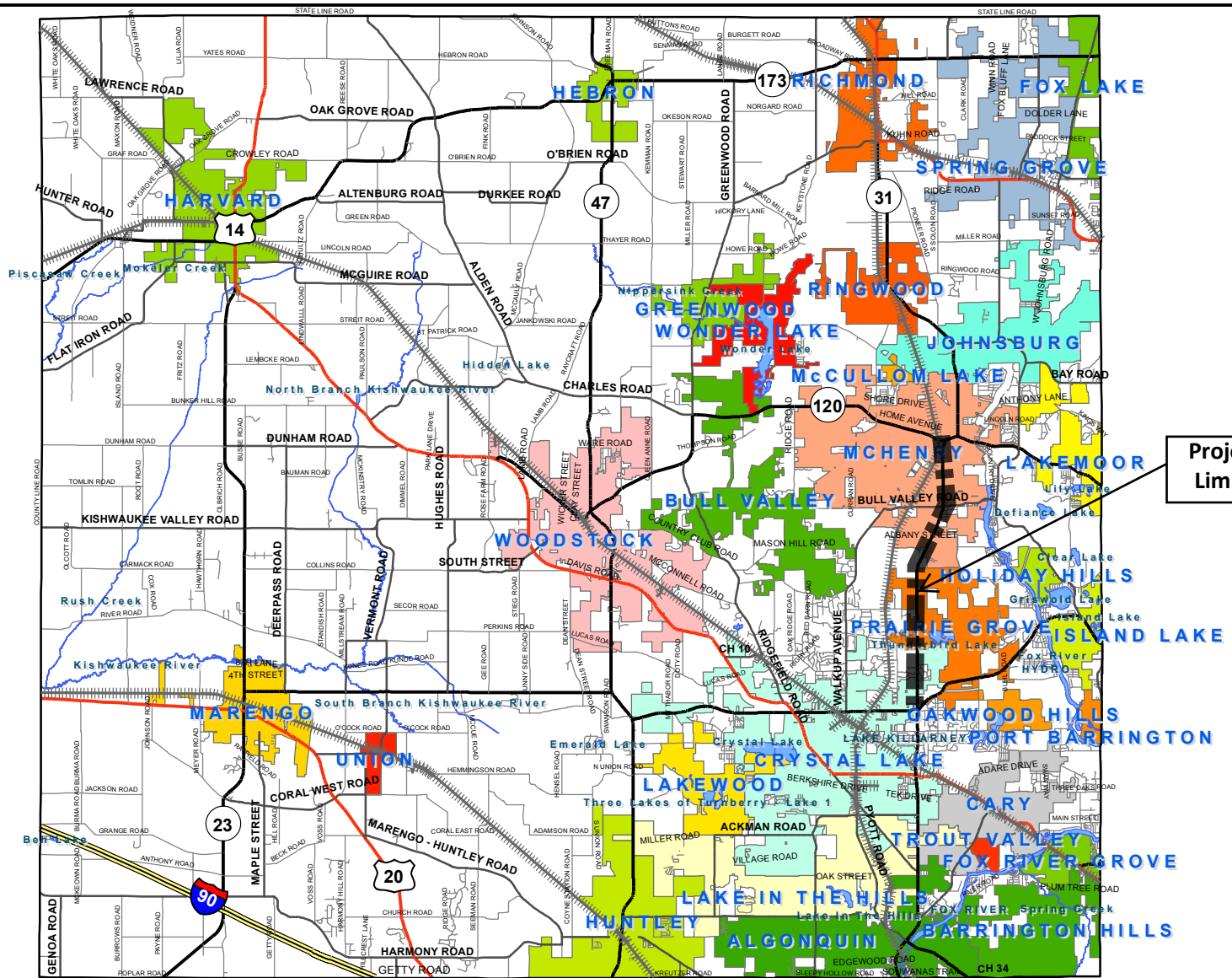
Map Scale: 1:18,500 if printed on B portrait (11" x 17") sheet.

0 250 500 1000 1500 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Project Limits



Project Limits

- Legend**
- County Road
 - Interstate
 - State Route
 - Township Road
 - US Route
 - Rail Road
 - Hydrography



McHenry County Illinois, Overview

Information on this map may be changed or updated without notice. Information on this maps is provided "as-is" without warranty of any kind, either expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will McHenry County be liable to you or any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of this information.

townships

| | | | | |
|---------|----------|-----------|-----------|--------|
| CHEMUNG | ALDEN | HEBRON | RICHMOND | BARTON |
| DUNHAM | HARTLAND | GREENWOOD | MC HENRY | |
| MARENGO | SENECA | DORR | NUNDA | |
| WILEY | CORAL | GRAFTON | ALGONQUIN | |



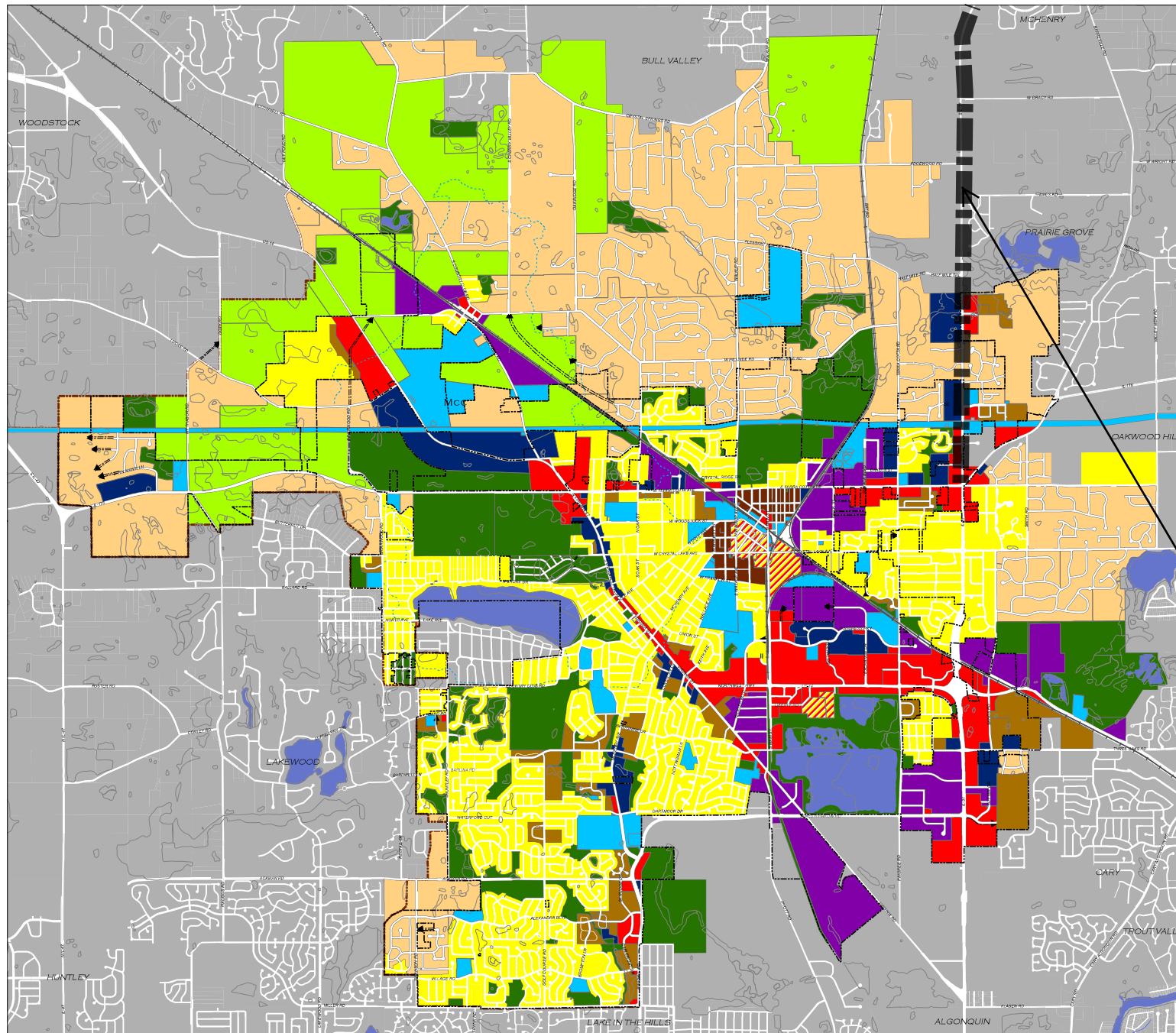
0 60,000 120,000 Feet

Date: October 2007



CITY OF CRYSTAL LAKE, ILLINOIS

2030 COMPREHENSIVE LAND USE PLAN



LEGEND

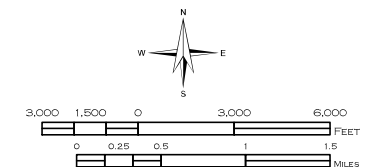
- CITY LIMITS
- CRYSTAL LAKE WATERSHED
- BOUNDARY AGREEMENT
- WETLANDS (NATIONAL WETLAND INVENTORY: NWI)

LAND USE DESIGNATIONS

- AGRICULTURE RURAL RESIDENTIAL
- CENTRAL URBAN RESIDENTIAL
- COMMERCE
- ESTATE RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRY
- MIXED USE
- OFFICE
- PARKS & OPEN SPACE
- PUBLIC & SEMI-PUBLIC
- URBAN RESIDENTIAL
- PROPOSED ROAD

Project Limits

| REVISION HISTORY | |
|------------------|--|
| | |
| | |
| | |
| | |

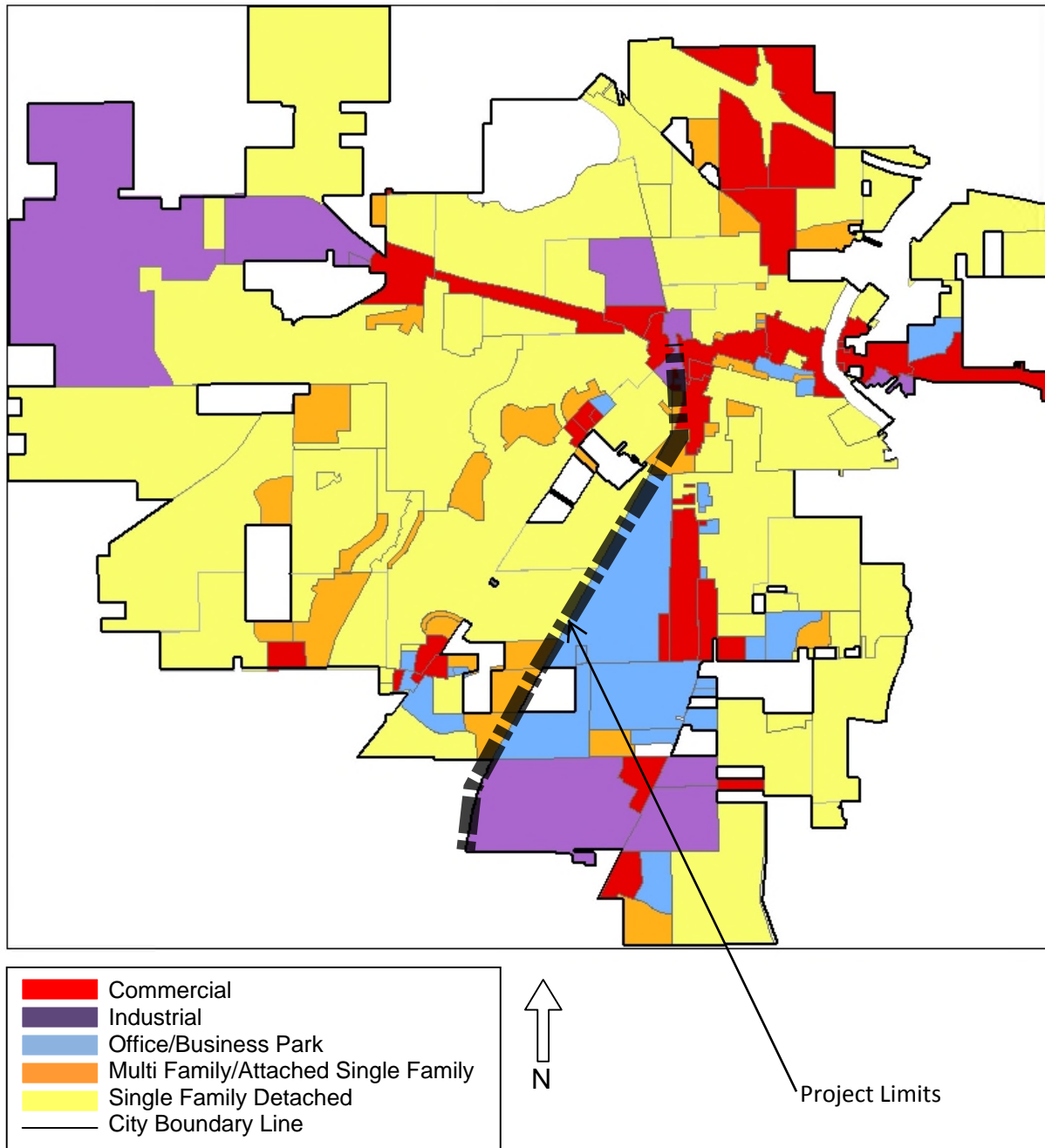


1 INCH = 3,000 FEET

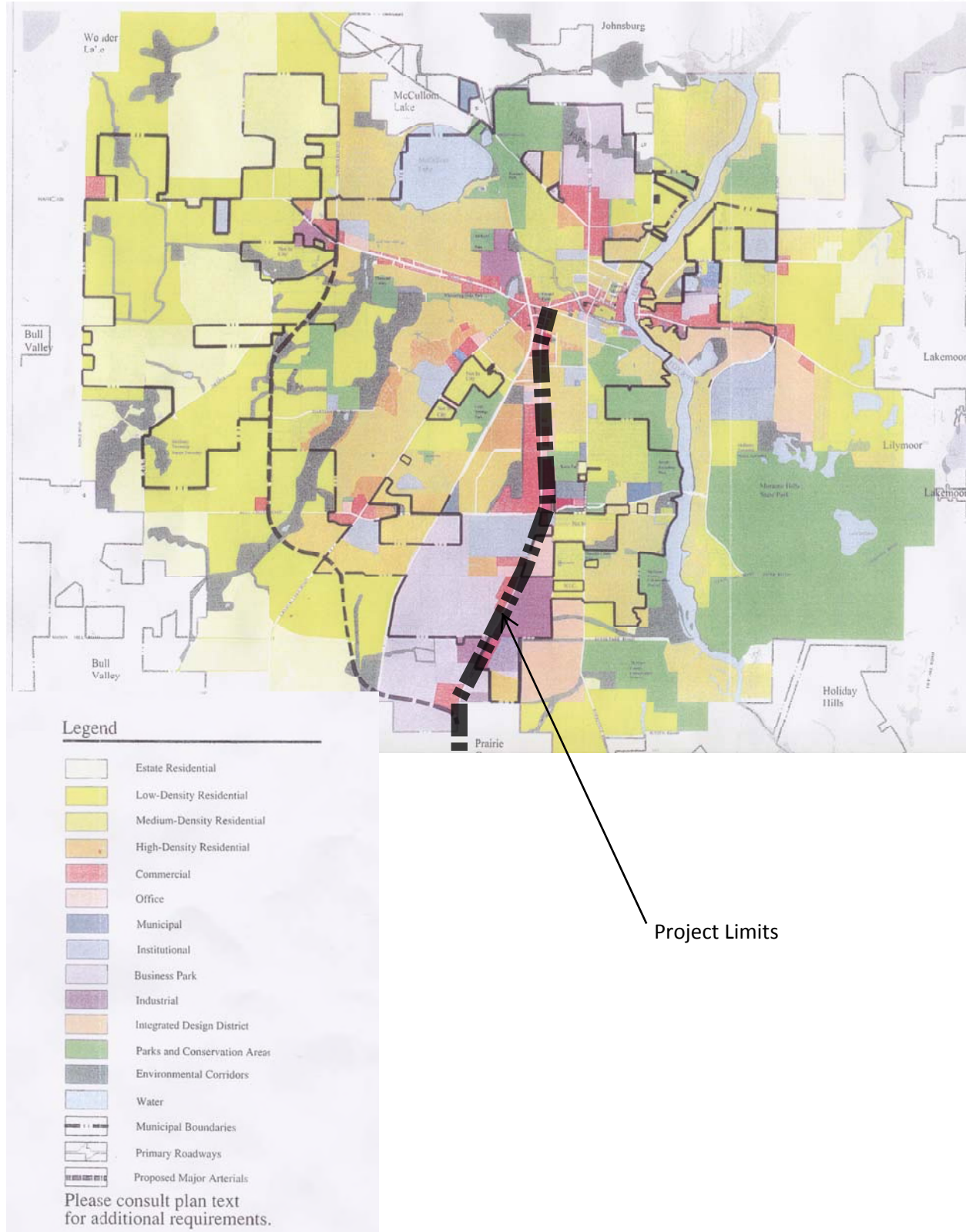
MAP CREATED BY: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT/LVB
FEBRUARY 2012

This map is a public resource of general information. The City of Crystal Lake makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. The reader should not rely on data provided herein for any reason. The City of Crystal Lake expressly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City of Crystal Lake shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.

Existing Land Use Map



Future Land Use Plan





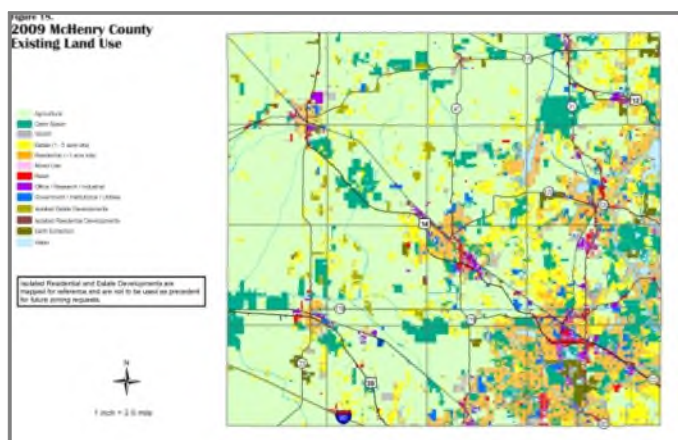
Land Use

Goals

Provide desirable, balanced communities that make efficient use of the County's limited land resources and infrastructure and preserve the County's natural, water, and agricultural resources.

Objectives

- Promote increased density and compact, contiguous development.
- Limit the premature conversion of agricultural areas and protect large contiguous agricultural and natural areas from fragmentation.
- Promote land uses that:
- Maintain the integrity of regional natural systems;
- Preserve natural features;
- Minimize the impact on land, water, energy, and other natural resources; and
- Minimize soil erosion, promote soil development and minimize air pollution.
- Preserve areas with aggregate resources from encroachment from development uses.
- Identify areas with access to regional transportation infrastructure for office, research, and industrial use.
- Encourage future development in the County to locate adjacent to existing infrastructure and maximize use and efficiency of existing facilities.



Background

Why Plan For Land Use?

The Land Use section is a culminating element of the *2030 Plan*. The Future Land Use map provides a geographic representation of the goals, objectives, and policies contained throughout the *2030 Plan*. The Future Land Use map and text reinforce the goals and policies contained in the other sections of the *2030 Plan*.

A primary purpose of this section is to provide a guide for future land use decisions. The Land Use section and Future Land Use map are intended to steer the location and type of future development as well as to direct the preservation of agricultural and natural resources.

The County's main tools for implementing the *2030 Plan* are its development ordinances, development review decisions, capital facilities plans, and other County plans. The County's development decisions should be based on careful consideration of the *2030 Plan* in its entirety.

Existing (2009) Land Use

McHenry County contains a mix of existing land uses that varies across the County. The land use mix includes Estate Residential, Single-Family Residential, Multifamily Residential, Mixed Use, Retail, Office/Research/Industrial, Open Space, Government/Institutional, Mining, Agricultural, and Vacant uses. The major land use category definitions are further discussed in the Future Land Use Districts section.

The Existing Land Use map and table are based on the County's property assessment records and GIS parcel data from August 2009. The Open Space category, which includes golf courses, neighborhood open space within residential subdivisions, and campgrounds, has been updated with data provided by the McHenry County Conservation District, the Illinois Nature Preserves Commission, the Boone Creek Watershed Alliance, The Land Conservancy of McHenry County, and the Barrington Area Conservation Trust.

The existing land use data is important for determining the development capacity of the Future Land Use map, as discussed later in this section.

| Land Use | Incorporated Area | | Unincorporated Area | | Countywide Total | |
|----------------------------|-------------------|---------|---------------------|---------|------------------|---------|
| | Acres | Percent | Acres | Percent | Acres | Percent |
| Vacant | 12,075 | 12.8% | 8,336 | 3.0% | 20,411 | 5.5% |
| Agricultural | 25,359 | 26.9% | 199,932 | 73.0% | 225,291 | 61.2% |
| Estate | 9,008 | 9.6% | 26,536 | 9.7% | 35,544 | 9.7% |
| Single-Family Residential | 18,018 | 19.1% | 5,078 | 1.9% | 23,096 | 6.3% |
| Multifamily Residential | 1,379 | 1.5% | 72 | 0.0% | 1,451 | 0.4% |
| Mixed Use | 74 | 0.1% | 70 | 0.0% | 144 | 0.0% |
| Retail | 3,430 | 3.6% | 1,025 | 0.4% | 4,455 | 1.2% |
| Office/Research/Industrial | 2,946 | 3.1% | 729 | 0.3% | 3,674 | 1.0% |
| Mining | 3,723 | 3.9% | 1,165 | 0.4% | 4,888 | 1.3% |
| Open Space | 13,039 | 13.8% | 28,221 | 10.3% | 41,260 | 11.2% |
| Government/Institution | 5,218 | 5.5% | 2,747 | 1.0% | 7,965 | 2.2% |
| Totals | 94,268 | | 273,911 | | 368,179 | |

*Combined with latest available open space and conservation easement data as of October 2009

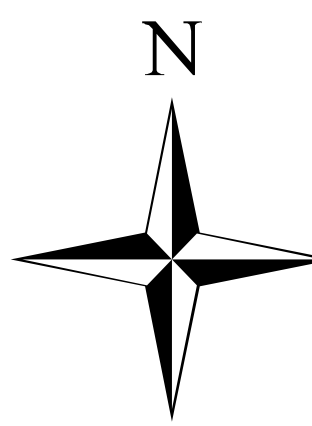
McHenry County Future Land Use

Source:
McHenry County 2030 Comprehensive Plan
Adopted April 20, 2010

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

Project Limits

Isolated Residential and Estate Developments
are mapped for reference and are not to be used
as precedent for future zoning requests.



1 inch = 1 mile

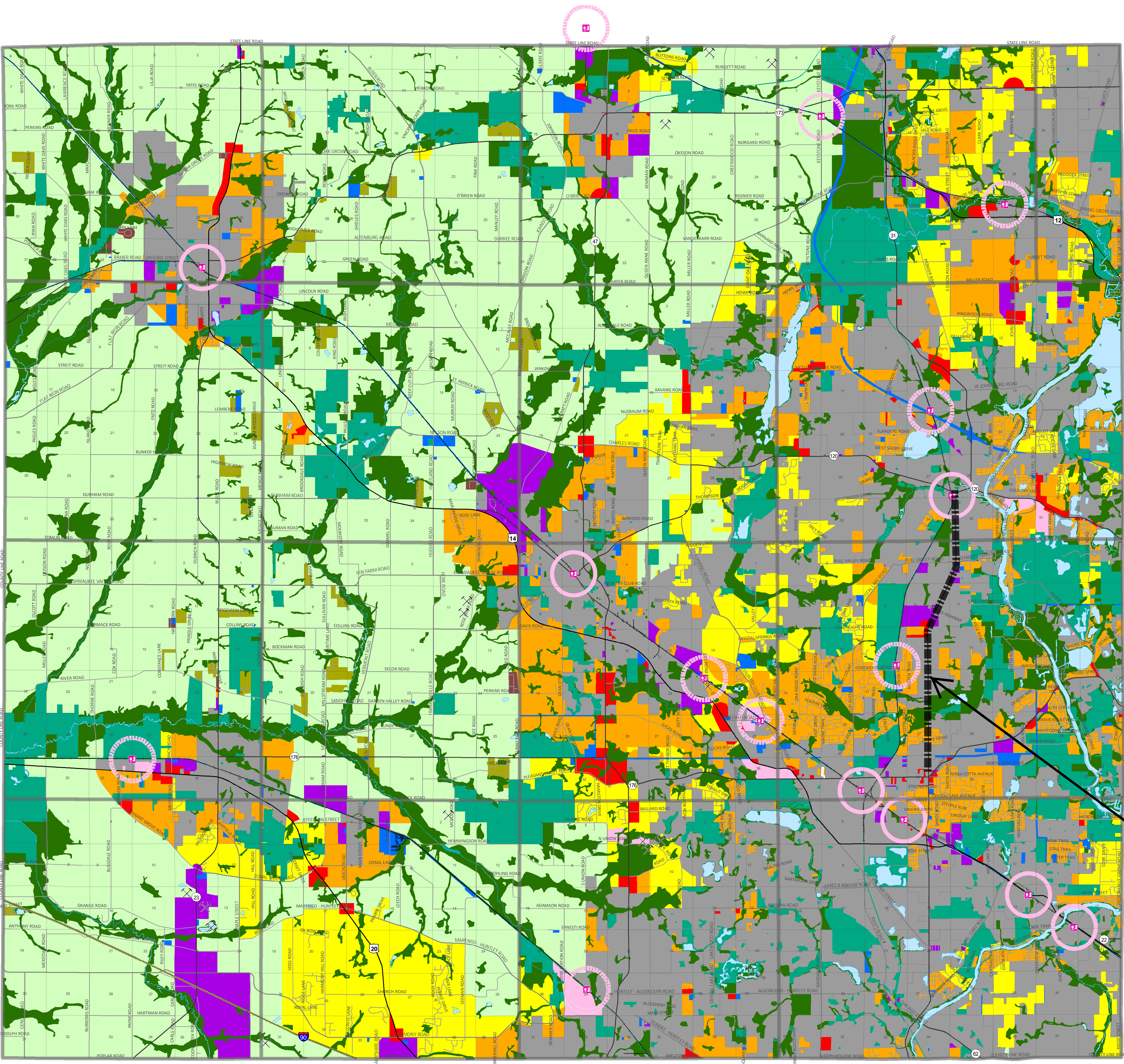


Figure 14
Existing Land Use

The existing land use pattern of the Village of Prairie Grove is characterized by large lot single family development, and agricultural and vacant areas. This figure illustrates existing land-use of the Village of Prairie Grove and its surrounding areas based on field surveys undertaken by the Consultant in the Winter of 2005.

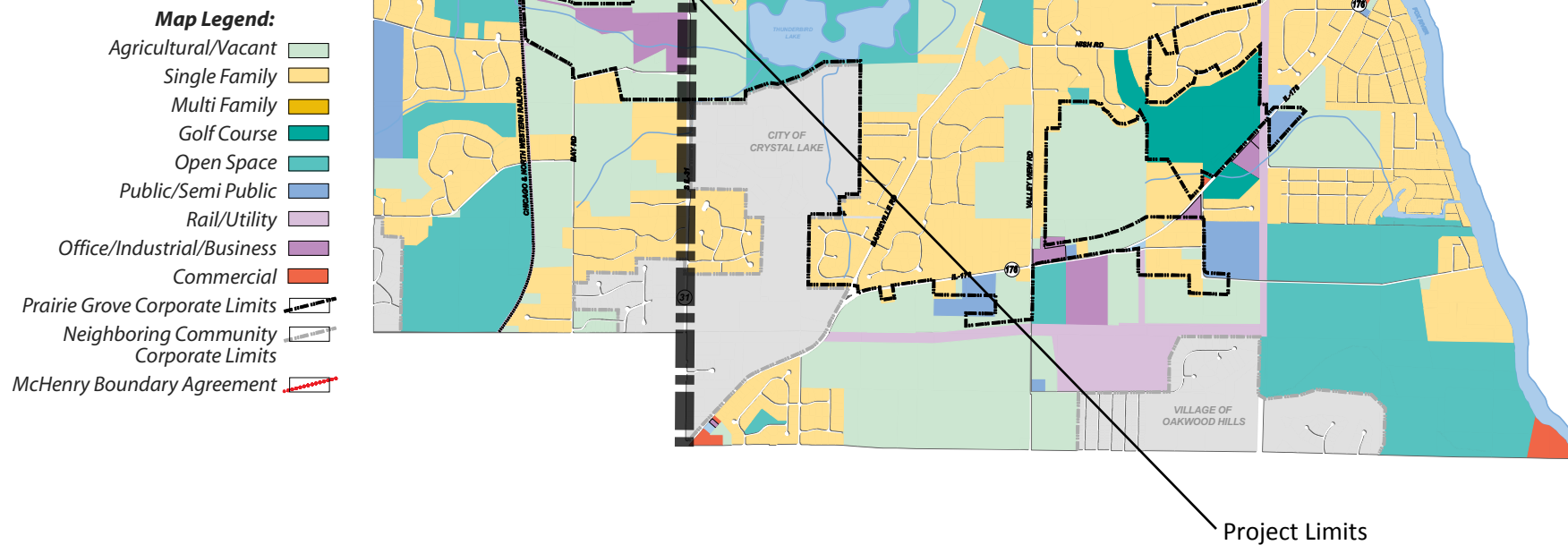
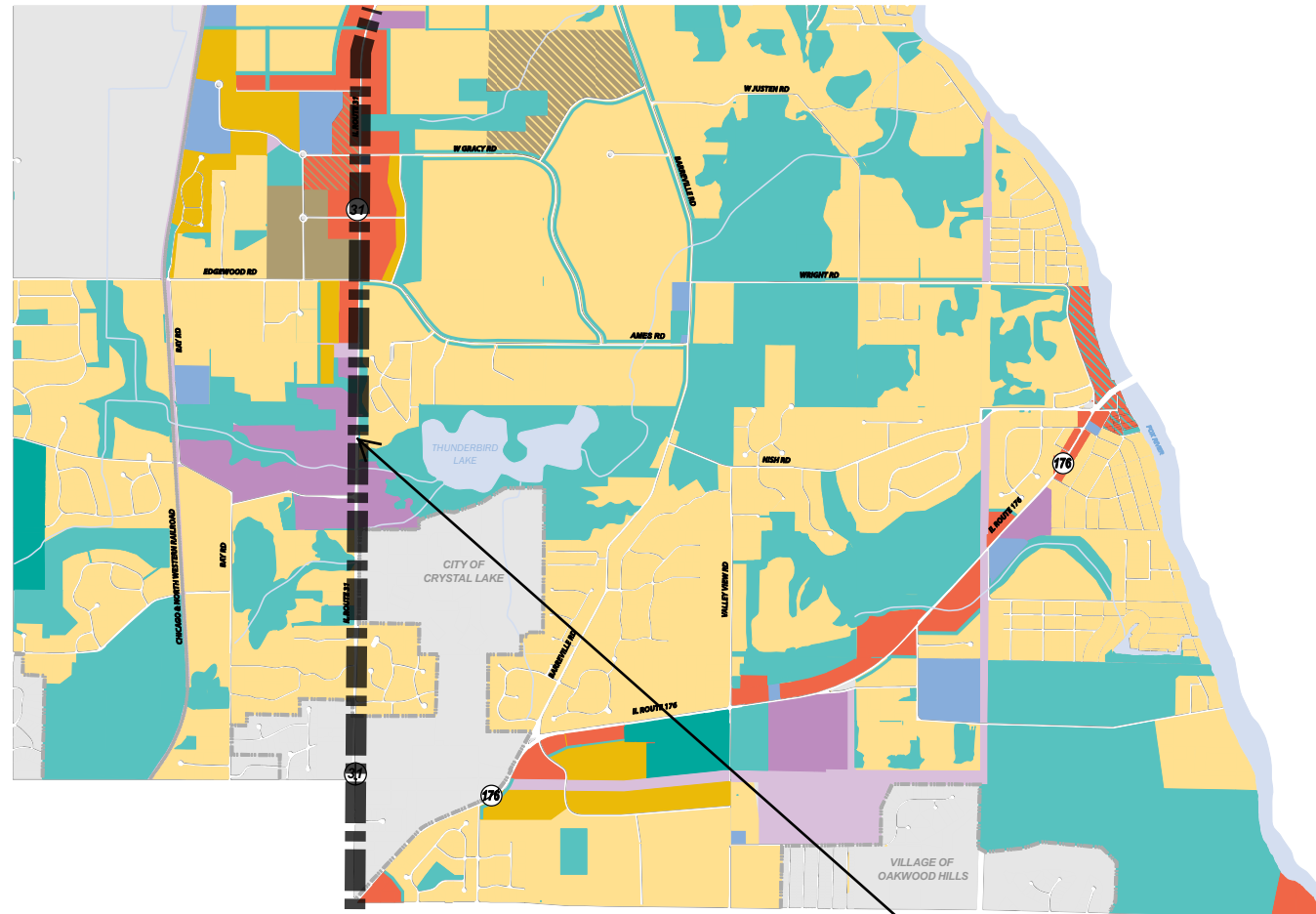


Figure 3
Land Use Plan

The Community-Wide Land Use Plan provides an overall framework for improvement and development within Prairie Grove over the next 10 to 15 years. It establishes long-range policies for key aspects of the Village, consistent with Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, balance commercial and residential development, maintain the Village's rural character, and promote compatible new development and redevelopment along the Village's key corridors.

Map Legend:

- Single-Family Detached
- Attached Single-Family
- Age Restricted/Senior Residential
- Neo-Traditional Residential
- Town Center Commercial
- Riverwalk Commercial
- Corridor Commercial
- Office/Business Park
- Utilities/Rail
- Schools
- Public/Semi-Public
- Parks, Open Space, Recreation



Project Limits