

3.2 2040 LAND USE

One purpose of the 2040 Plan is to provide a public policy basis for making decisions regarding growth and development in the County. The number, size, and complexity of land use proposals on which the County Board has been asked to render decisions has decreased substantially since 2008. This is primarily due to the collapse of the housing market and changes in major national, state and local economic conditions and trends as well as public policies affecting residential construction and land consumption rates. Despite this short term decrease, the projected increases in population, households and jobs for the year 2040 roughly matches the increases realized during the past 30 years. In light of this, the 2040 Plan reflects the unique convergence of land use, transportation and health planning efforts and coordination necessary to create healthy, livable and sustainable communities. The 2040 Plan provides public decision-makers with guidance in making decisions on development proposals and countywide coordination of growth.

The 2040 Plan provides a general reference and framework for land use patterns and distributions in Kane County. This plan outlines how development should occur in a manner consistent with the adopted County goals, objectives, and policies. Because the 2040 Plan addresses issues on a countywide scale, there may be localized areas that require more detailed analysis. Detailed analysis of specific areas may lead to a land use different than indicated on the 2040 Land Use Map. Any localized departures from the map will be reviewed in the context of the goals, objectives, and policies of the 2040 Plan.

The 2040 Plan is a dynamic statement of public policy. Accordingly, the 2040 Plan will be reviewed every five years, with citizen input, in light of changing demographics, changes in local, state or federal policies, major infrastructure improvements, public policy decisions, and economic and employment activities. At the same time, the Regional Planning Commission and elected officials of Kane County will revise the 2040 Plan as appropriate.

The 2040 Land Use Map identifies two important transportation corridors: the Randall /Orchard Road BRT Corridor and the Illinois Route 47 Corridor. These corridors are also identified on the 2040 Land Use Map and included in the land use categories of this section. It is critical to the long term development of these corridors that the County's policies are clear and generally consistent with municipal plans as well as related to the future availability of municipal sewer and water. Identification of these corridors is not to be interpreted as support for premature conversion of agricultural and other land uses without connection to existing or planned municipal infrastructure.

The 2040 Land Use Map legend includes three new land use categories: Protected Agriculture/Limited Development, Urban Neighborhoods/Mixed Use Infill, and Commerce/Employment.

Protected Agriculture/Limited Development reflects the Amendment to the *2030 Land Resource Management Plan* adopted on May 13, 2008. The amendment to the 2030 Plan was adopted as an additional tool for protecting agricultural land while integrating limited residential uses along with local agricultural and related businesses.

Urban Neighborhoods/Mixed Use Infill is complimentary to the Resource Management category, which was first introduced in the *2020 Land Resource Management Plan*. Where the Resource Management category addresses specific issues primarily unique to the Critical Growth Area, the new Urban Neighborhoods/Mixed Use Infill category addresses specific issues unique to the Sustainable Urban Area. The Urban Neighborhoods/Mixed Use Infill category incorporates and replaces the former Urban Residential category used in the 2020 and 2030 Plans.

Commerce/Employment combines and replaces the following former categories; Commercial, Crossroad Commercial, Office/Research, and Industrial, Light Industrial, Warehousing. This new combined category reflects the need for locations to provide for commerce and local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local communities.

In addition, the 2040 Land Use Map use of the term “Open Space” includes the green infrastructure network. The green infrastructure network is an interconnected system of natural areas and open spaces – woodlands, wetlands, trails, and parks – that is protected and managed for the ecological values and functions they provide to people and wildlife, supports native species, sustains air and water resources, and contributes to the health and quality of life for people and communities. For the purposes of the 2040 Land Use Map, “Open Space” includes conserved natural areas and features, public and private conservation lands, working lands of conservation value, and other protected open spaces with an emphasis on interconnectivity to allow for movement of plant and animal species and to provide opportunities for recreation. Linkages to the regional open space and the countywide green infrastructure network continue to be an important consideration.

The 2040 Land Use Map can be found on the Kane County web site. As with the predecessor 2020 and 2030 Plan Maps, the 2040 Land Use Map is partially based on existing land uses. In addition, it reflects the County’s 2040 Conceptual Land Use Strategy Report, the goals, objectives, and policies expressed in this plan, and other considerations such as population forecasts and natural resources. Most importantly, the 2040 Plan and Map represent a unique convergence of the three planning disciplines of land use, transportation and community health into one comprehensive planning document.

Existing Public Open Space

One of the most important countywide systems is the County's open space armature and green infrastructure. This category reflects existing ownership of property, generally over 10 acres in size, by the municipalities, townships, park districts, the Forest Preserve District, and other public bodies. These existing open space and green infrastructure areas provide a framework for the provision of additional open space and the expansion of green infrastructure.

The open space and green infrastructure areas relate directly to the various functions previously discussed in the plan. They range in size and function from small, neighborhood playgrounds providing healthy, active recreational opportunities to large and extensive forest preserves offering wildlife habitats, natural area protection, and passive recreational pursuits.

Institutional/Private Open Space

This category includes a number of private and institutional property ownership. Representative areas are the McGraw Wildlife Foundation, Fermi National Accelerator Laboratory, Mooseheart, and the various youth camps. Although these areas may not be generally accessible to the public, they do provide a number of ecological functions and the plan recommends connecting them to other open space and green infrastructure areas when feasible.

These lands include areas providing visual open space and community separation, preserving important woodlands and wetlands, protecting critical wildlife habitats, and offering important scientific, cultural, and educational opportunities to the residents of Kane County. It is important that the County communicate with the various owners of these lands regarding their proper maintenance and management.

Proposed Open Space

This category includes areas recommended for both public and private open space and green infrastructure uses. The provision of additional open space and green infrastructure has historically been and continues to be a major priority of the County's planning program. The areas indicated could become either major additions to existing public open space and green infrastructure or remain private and still serve as linear connections between large areas of open space.

Open space and green infrastructure provide a number of valuable ecosystem functions. The remaining wetlands in the County are an important element of the open space and green infrastructure network. It has been recognized that wetlands provide important aquifer recharge, water quality and wildlife habitat functions. These functions become increasingly important as populations

increase and development occurs. The 2040 Land Use Map recognizes that the County's remaining wetlands be protected.

The plan recognizes that not all the land identified in this category is available, appropriate, or within the means of public agencies to acquire. It is recommended that portions of the open space and green infrastructure network that cannot be acquired by public agencies be preserved as homeowner association lands, as conservation easements, or if appropriate, as private open space. The areas indicated as important linkages, especially in areas of the County with working agricultural lands, are critical to the County's green infrastructure network. These linkages can be preserved with the help of conservation programs, such as the USDA-NRCS Conservation Reserve Program and Kane County's Farmland Protection Program. Best management practices should be encouraged along creeks, forested areas and adjacent to other high quality natural resources.

The 2040 Land Use Map indicates areas for potential future open space and green infrastructure in the form of large tracts, linear greenways, and recreational areas. While the areas indicated are a significant increase in the County's existing open space and green infrastructure, it is not intended to limit the locations or amount of open space and green infrastructure that could be achieved by the year 2040. This proposed open space and green infrastructure armature can easily be expanded as additional natural, recreational, or water resource management sites and connecting greenways become available.

Agriculture

The agricultural category applies to extensive areas on the 2040 Land Use Map. These areas generally contain priority farmland or farmland of statewide importance as defined by the Illinois Department of Agriculture. Some of the land in the agricultural category is also used for farmsteads, very low density residential uses or small specialty farms, community based agriculture and other means of growing fresh produce, meat and animal products for local consumption. These uses provide fresh and healthy food options for local farmers markets, grocery stores, restaurants and personal consumption. A long standing strategy of the 2040 Plan is to prevent the conversion of these areas to non-agricultural uses. The plan recognizes that some of the land in the agriculture land use category is not well suited for agriculture because of soil productivity, topography, vegetation, man-made barriers, etc., and, therefore, could be more suitable for other purposes. Further, the plan recognizes that many farmers and agricultural landowners may wish to create an additional lot or erect a dwelling unit for a family member on a portion of their land which is indicated as agricultural. However, any new lot would be subject to review according to the F-1 Rural Residential criteria of Section 8.2-3 and the factors of Section 8.2-4. An overriding policy of Kane County is to support agriculturalists,

on the land they operate, thereby enhancing the prosperity, efficiency and continued long-term health of agricultural activities in Kane County.

With respect to these types of situations and where clear and convincing evidence is provided, Kane County policy supports individual residential land uses on property that is adequately suited for the intended use; the soils are suitable for wastewater disposal; the use will not impair the drainage of surface or sub-surface water; access will not create dangerous traffic conditions or congestion; the use will not be injurious to the use and enjoyment of other property or diminish property values in the area; and the use will not interfere with normal agricultural practices on adjoining lands. Section 8.2, F-1 District, of the Kane County Zoning Ordinance contains additional guidelines and criteria for establishing limited, rural residential land uses.

This category also provides for limited agribusiness, farm support services, and other related uses that are dependent upon, or closely allied to, modern agricultural practices. Kane County recognizes that prime farmland can be best utilized as agricultural land when supported by a full range of agribusiness and farm services in the immediate area. Any proposed uses of this nature would be evaluated by the same criteria listed in the preceding paragraph.

Agricultural Business

This category provides for the proper location and regulation of agriculturally related sales, services, processing, research, warehousing, and marketing activities, as well as other related uses needed by, dependent upon, or closely allied to the agricultural industry. Agricultural Business land uses may be located in or adjacent to the Agriculture area depending on the specific use, proximity to the agricultural sector they serve, access to transportation and shipping infrastructure, and the suitability of the land for the proposed use. For this reason, only existing Agricultural Business uses are indicated on the 2040 Land Use Map.

Protected Agriculture/Limited Development

This category applies to land that has been approved by the Kane County Board for a unique conservation development in a working farm setting. It allows for clustering of development on a portion of the land area while permanently protecting the remainder of the land for agriculture and open space. Protected Agriculture/Limited Development may be considered according to the criteria included in the Built Environment Chapter. For this reason, only areas approved and zoned for Protected Agriculture/Limited Development are indicated on the 2040 Land Use Map.

Countryside Estate Residential

The areas indicated on the 2040 Land Use Map in this category are generally those which are characterized by rolling, moraine hills separated by wetlands or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low density transition to important agricultural and green infrastructure resources.

The plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas. The density and lot size of each individual development should be determined by the physical characteristics previously stated, the trend and character of development in the surrounding area, soil suitability for septic systems, and significant open space and green infrastructure preservation. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Rural Residential

Rural Residential areas designated on the map encourage an infill strategy between and adjacent to existing rural residential developments where prime agricultural lands will not be taken out of production. Extensive areas of rural Kane County have been approved for residential use with a one-acre minimum lot size and gross density of generally about two acres per dwelling unit.

Densities of any new proposed subdivisions in the areas planned for rural residential development should be based on prevailing County standards and regulations, surrounding densities, soil suitability for septic systems, as well as preservation of natural features, preservation of healthy, native trees and the character of the area. County review of subdivision proposals in these areas should also consider the rate of development to ensure that it is consistent with the ability of the townships and other local taxing bodies to provide an adequate level of service to new residents.

Resource Management

Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources. The Resource Management category applies primarily to land within the Critical Growth Area. Planned land uses within the Resource Management category can accomplish the goals of both municipal and County land use plans. It is important to emphasize that much of the growth in the Resource Management category will be the result of municipal

annexations and land use decisions and, to a lesser extent, approval by the County as unincorporated development.

The criteria used for designation of the Resource Management category shown on the 2040 Land Use Map include, but are not limited to, the following:

- Locations primarily within the Tyler, Ferson-Otter, Mill, and Blackberry Creek watersheds tributary to the Fox River. Portions are also located within the Kishwaukee River drainage basin.
- Locations generally west of Randall Road that will be subject to growth and development pressures during the next 30 years. Existing municipal plans already have designated significant portions of the Resource Management category for future development.
- Locations that will be served by community sewer and water facilities. Most of the areas designated for Resource Management are located within existing boundaries or planned expansions of Facility Planning Areas where sanitary districts, water reclamation districts, or municipalities operate sewer and water facilities. However, some types of developments with low waste water generation in Resource Management may rely on septic systems and private wells.
- Locations related to transportation and transit opportunities. This includes proximity to existing or planned Metra stations or other transportation hubs that provide mobility choices.
- Locations containing mineral resources, primarily in the form of sand and gravel, subject to extraction as a valuable economic and natural resource. Reclamation of mined areas for residential or open space uses should place an emphasis on responsible land and water resource management.
- Locations where compact, mixed use development can be connected to existing and/or future land uses and transit opportunities to create healthy, livable and sustainable communities.

The purpose of Resource Management is to provide opportunities for the implementation of livable, sustainable and healthy development that respects the character and carrying capacity of the land. In the Resource Management category, land uses and densities will vary. Small portions will develop as countryside estate and rural residential developments with the respective densities of those map categories. Others will develop as master-planned communities with densities similar to or even greater than the successful developments of Fox Mill and Mill Creek. Developments under municipal jurisdiction may develop at higher densities based on their adopted plans, the trend and character of the area, and environmental limitations. The density of a

particular development where the County Board will be responsible for granting zoning should be based on prevailing County standards and regulations, housing needs, surrounding use and densities, walkability, healthy community design, soil suitability, preservation of natural features, preservation of healthy, native trees, storm water Best Management Practices, and the trend and character of the area.

Developments in the areas designated Resource Management must preserve and enhance open space and green infrastructure. At least 40% of the gross area of each planned unit development within Resource Management should preserve open space that protects the environment, provides recreational opportunities, creates a transition from the city to the countryside, preserve and protect water resources and ecosystems and be based on integrated water resource management principals.

Urban Neighborhoods/Mixed Use Infill

Urban Neighborhoods/Mixed Use Infill is a land use category located within the Sustainable Urban Area. This category includes existing residential neighborhoods to be preserved and enhanced as well as areas for municipal and County growth and redevelopment opportunities while utilizing existing or planned expansion of infrastructure including sewer, water, transportation and services. Uses within the Urban Neighborhoods/Mixed Use Infill category can accomplish the goals of both municipal and County land use plans. It is important to emphasize two things:

1. That much of the new growth and redevelopment in the Urban Neighborhoods/Mixed Use Infill category will be the result of municipal annexations and land use decisions and, to a lesser extent, approval by the County.
2. That some of the existing unincorporated residential neighborhoods will continue to be under the County's jurisdiction. Opportunities for the extension of sewer and water, to improve storm water drainage and other infrastructure items should continue to be the common goals of the County, townships and municipalities to continue to improve and enhance these established neighborhoods.

The criteria used for designation of the Urban Neighborhoods/Mixed Use Infill category shown on the 2040 Land Use Map include, but are not limited to, the following:

- Locations in the Sustainable Urban Area. Existing municipal plans already have designated significant portions of the Urban Neighborhoods/Mixed Use Infill category for future development and redevelopment. Existing County policies seek to preserve and enhance existing neighborhoods.

- Locations that may be served by community sewer and water facilities. Most of the areas designated for Urban Neighborhoods/Mixed Use Infill are already served by or adjacent to sanitary districts, water reclamation districts, or municipal operated sewer and water facilities.
- Locations that increase or improve mobility choices. These include proximity to existing or planned Metra stations, the Randall /Orchard Road Corridor or other transit hubs, transit stops, and/or improve access to bicycle/pedestrian connections.
- Locations where existing unincorporated residential neighborhoods exist and it is desirable to preserve and enhance them to be livable, sustainable and healthy communities. Examples of such areas include Algonquin Shores, Lake Marion, Valley View, and a number of neighborhoods in Aurora Township.

The purpose of Urban Neighborhoods/Mixed Use Infill is to protect and improve existing residential neighborhoods and identify opportunities for the creation of additional livable, sustainable, and healthy neighborhoods and communities. Existing neighborhoods should be preserved and enhanced through housing rehabilitation, enforcement of property maintenance and zoning ordinances, improvements to infrastructure, increased mobility options and access to parks and recreation.

New growth should generally be part of a municipal annexation process and be compact, mixed use development and redevelopment that meets municipal and County needs for housing, commerce and employment while respecting the trend and character of surrounding existing development and neighborhoods. In this category, land uses and densities will vary. New construction and redevelopment under municipal jurisdiction may be at higher densities based on their adopted plans, the trend and character of the area, and infrastructure limitations. The density of a particular development or redevelopment where the County Board will be responsible for granting zoning should be based on prevailing County standards and regulations, surrounding use and densities, availability of sewer and water, and compatible with existing residential neighborhoods. Developments in the areas designated Urban Neighborhoods/Mixed Use Infill should provide or be within walking distance to open space and recreational opportunities and provide a built environment that creates or improves a livable, walkable, sustainable and healthy neighborhood or community.

Commerce/Employment

Commerce/Employment is a new category that combines and replaces the following former categories:

- Commercial,

- Crossroad Commercial
- Office/Research
- Industrial, Light Industrial, Warehousing

This new combined category reflects the need for non-residential land uses to be centers for commerce and to generate local employment opportunities. The suitability of various uses within this category for specific locations depend on the trend and character of the adjacent land uses, availability of infrastructure and the economic development needs of the local community.

The areas designated for Commerce/Employment development are based primarily on municipal plans and existing land uses. The County recognizes the importance of balancing future residential and population growth with the generation of additional employment opportunities. This category encourages a mix of uses, compact design, place making, pedestrian, bicycle, and other transportation alternatives to link jobs with housing. Most of the areas recommended for Commerce/Employment land uses are along major County or municipal highways and streets and are close to population concentrations. Access point control and aesthetic design criteria requirements will be critical concerns to prevent inefficient traffic patterns and unsightly strip commercial development. The County's management of these land uses will need to be carefully coordinated with the municipalities. It is anticipated that most of this type of development occurs only as the properties are annexed and provided with municipal services.

Transportation Corridors

Two major transportation corridors are indicated on the 2040 Land Use Map. These corridors are either already within municipal boundaries, within municipal mile and a half jurisdictional areas or are expected to be developed primarily through municipal annexation in conjunction with the extension of sewer and water.

The Randall / Orchard Road Corridor – The corridor has been studied to determine the land use conditions/patterns that are needed to support a Bus Rapid Transit (BRT) corridor and how incremental implementation of elements of a BRT corridor can be accomplished. While it is anticipated that new land uses and redeveloped areas at future station areas and stops would be approved through municipal decisions, Kane County will have a major role in coordinating station area access improvements to the County highway right-of-way in order to implement a BRT system. Kane County will coordinate with the municipalities and Pace officials in order to develop a Primary Transit Network (PTN) policy to coordinate transit and land uses. A PTN is a network of transit corridors planned and developed to achieve the greatest transit ridership and community benefit.

The vision for the Illinois Route 47 Corridor is to encourage a healthy population and economy through the promotion of sustainable land use practices, complete streets, and smart growth principles. The Illinois Route 47 Corridor presents an opportunity for local agencies along the corridor to work collectively to mitigate the impacts of growth and work towards commonly defined objectives as defined in the IL 47 Corridor Planning Study. The study aimed to address the following objectives established by the stakeholders:

- Keep Traffic Moving
- Coordinate Local, Regional, and State Decision-Making
- Improve Economic Development
- Encouraging Growth Nodes that Promote Transit and Walking
- Protect Natural Areas
- Promote Placemaking
- Strengthen Existing Developed Areas

Recognizing that major roadway expansions are expensive and unlikely, local and regional coordination should focus on addressing the challenges associated with accommodating growth in the corridor with the land use practices and tools outlined in the study's toolbox. Furthermore, IL 47 travels through agricultural areas as well as connecting the corridor's regional centers of Huntley, Elburn and Sugar Grove. The County recognizes that more than conventional boundary agreements are needed to address the challenges associated with growth in the corridor. The formation of a corridor planning council, consisting of the governmental agencies that influence the Corridor, was seen as an important strategy to promote regional coordination.

The purpose of the state funded IL 47 Corridor Planning Study was to provide municipalities and other government agencies with an understanding of the planning challenges associated with growth and to recommend strategies or tools that can be used to address these challenges and included broad participation and input from the municipalities along Illinois Route 47. It is of paramount importance the County prevents premature development of unincorporated areas to uses inconsistent with County or municipal plans by requiring annexation prior to future urbanization. Once annexation and extension of utilities have occurred, the municipalities can approve developments consistent with the design guidelines and toolkit included in the Illinois Route 47 Corridor Study as well as to create livable, sustainable and healthy communities.

Water

The 2040 Land Use Map highlights the Fox River as the County's most significant water resource. The river communities take their character and identity from the Fox River. The plan recommends the river continue to serve as the focus for their character and identity. It is also recommended that the Fox River Watershed be protected and improved to provide a clean, drinkable water

supply and recreational opportunities. The lakes and ponds indicated on the map are also important water resources that should be protected and improved.

Municipality

30 incorporated municipalities have all or portions of their incorporated area within the borders of Kane County. These communities contain substantial infrastructure, a variety of densities, mixed land uses and major commercial and employment centers. They provide a number of services to their residents including fire and police protection, and public water and sewer service. The municipalities also serve as the primary social, cultural and activity centers of Kane County. Although municipalities have land use and zoning authority separate from the County, their collective land use decisions have a significant impact and effect on the implementation of the 2040 Plan.

Regional Land Uses Not Depicted on 2040 Land Use Map

There are specific land uses that are regional in scope and fall under federal or state regulations. Local zoning regulations are not applicable to the siting of such land uses. Regional pollution control facilities such as landfills and public utility transmission facilities (high power electric lines) fall into this category and therefore are not depicted on the 2040 Land Use Map.