

CORAL TOWNSHIP LAND USE PLAN

The Coral Township Land Use Plan serves as a development guide, influencing land use decisions within the Township. While the plan itself is a township policy document, it does not directly regulate land use. However, land use is extremely important to Coral Township. Petitioners are encouraged to present their request before the Coral Township Plan commission and the Township Board. Each land use request is reviewed based on the Coral Land Use Plan and map with a recommendation sent to the County. Ultimately, it is the County's ordinances that dictate land use, making collaboration between the Township and the County key.

CORAL TOWNSHIP LAND USE DESIGNATIONS AND GUIDELINES

Below are the six land use categories and the guidelines for each, endorsed by Coral Township:

Agriculture: Agriculture encompasses large, contiguous areas of farmland with predominantly prime agricultural soil types.

- Cultivate a variety of crops.
- House structures related to agriculture.
- Raise livestock
- Agritourism involves inviting visitors to agricultural or horticultural businesses for enjoyment, education, or active participation in farm activities.

- Solar farms
 - Every effort should be made not to locate solar farms on prime farmland, near environmentally sensitive areas or where the location will negatively impact the natural landscape of the area.
 - Landowners are encouraged to negotiate setbacks greater than the required 50 feet to help preserve Coral Township's rural landscape and visual appeal.
 - The location of solar fields should incorporate the use of the natural topography and existing sightlines to blend into the landscape.

Open Space/Environmentally Sensitive: Open space preserves natural features and promotes conservation, wildlife, and recreation. This includes sites managed by entities like the McHenry County Conservation District, the Land Conservancy, and individual landowners. Environmentally sensitive areas encompass the Kishwaukee River Watershed, sensitive aquifer recharge areas, flood hazard areas, wetlands, natural areas, unique geologic features, and soils rated severe or very severe for septic systems.

- Protection of environmentally sensitive areas.
- Open space should be incorporated into all types of developments, not just those following conservation design principles.
- Develop and manage areas for both active and passive recreation with secured funding.
- Encouraging farmers, residents, and developers to manage naturalized areas and promote land conservation practices is beneficial. This approach may lead to "open space" designation benefits.

Estate: Estate residential developments include one acre or more per dwelling.

- Estate developments should be planned in proximity to existing estate areas.
- Estate developments should embrace cluster housing plans.
- A substantial portion of the total acreage should permanently be designated as open space (Conservation Design).

Low Density Residential: Low density residential developments have 2-4 dwellings per acre.

- Encourage low-density residential development near the Village of Union, where infrastructure and community services like fire and police departments are more accessible.
- Promote timely development by encouraging the infilling of buildable lots in existing subdivisions.
- Plan sufficient acreage within appropriate density categories to ensure timely and orderly development, maximize contiguous managed open space, and maintain Coral Township's unique features.

Institutions/Civic: Institutions/Civic facilities include those operated by county, municipal, and township governments, as well as community service providers like libraries, police and fire departments, schools, and places of worship.

- Encourage locating facilities where infrastructure and services are accessible.
- Institutions and Civic buildings should have direct access to county or state roads. Location on a township road could have a negative impact on the road infrastructure.
- Facilities should not be proposed on environmentally sensitive areas, hydric soils, or sensitive recharge areas due to their potential negative impact on the community.

Commercial: Commercial development is characterized by a broad range of retail, office, and wholesale business.

- Commercial uses with frontage along the designated Route 20 corridor or near the Village of Union commercial district are appropriate.
- The best locations for commercial uses are intersections along the Route 20 corridor.
- Clustering light commercial developments adjacent to existing commercial areas is suitable.
- Commercial development is not appropriate on township roads due to the negative impact it would have on the road's infrastructure.

PLANNING CONSIDERATIONS FOR ALL LAND USE DEVELOPMENT IN CORAL TOWNSHIP

- Avoid impairing existing agricultural uses.
- Adhere to recommendations from the McHenry County Soil & Water Conservation District in any Natural Resources Inventory Report.
- Follow watershed protection recommendations in the Kishwaukee River Watershed Plan.
- Avoid impacts to streams, wetlands, ponds, prairie remnants, and mature woodlands.
- Provide an ecologically appropriate buffer strip between developed parcels and existing streams, wetlands, and ponds.
- Minimize grading impacts on existing topography.
- Minimize visual impacts on Coral Township's natural and rural vistas.
- Preserve the night sky by minimizing the use of exterior lighting and signage.
- Encourage residential development within or adjacent to existing residential areas.
- Promote timely development by infilling buildable lots in existing subdivisions.
- Coordinate and communicate with public and private agencies, including the county, other townships, municipalities, regional planning commissions, and the Illinois Department of Transportation, for land use planning in the Township.