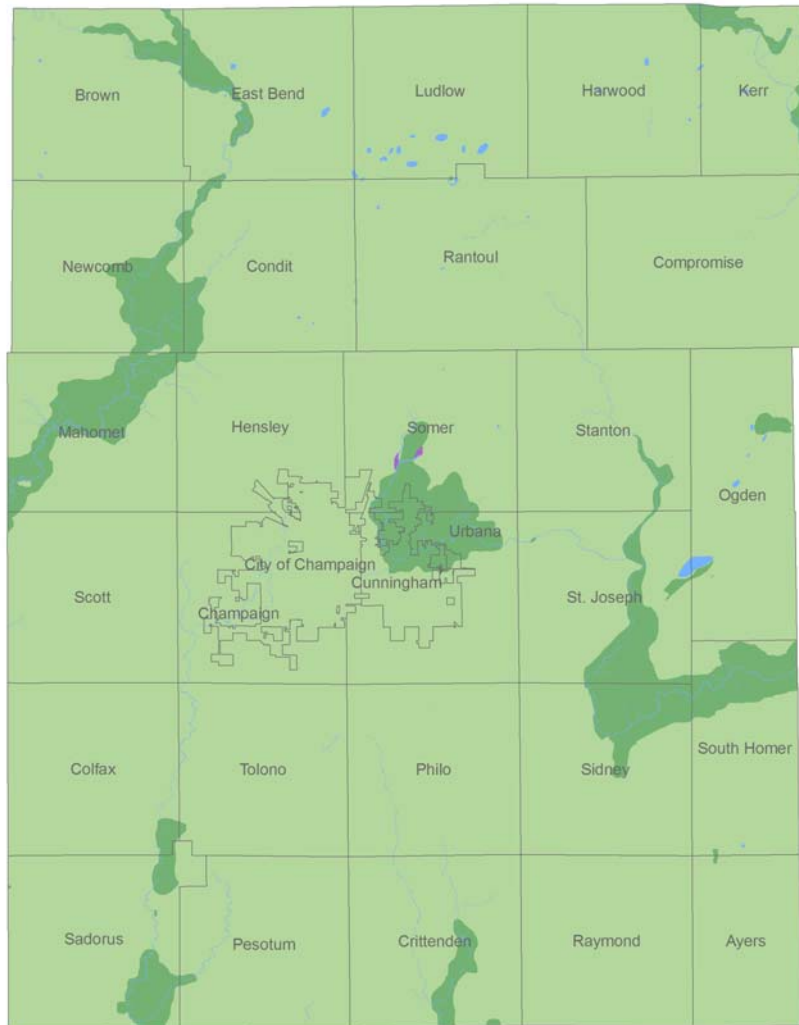


**Countywide Land Cover**

The pre-settlement landscape has been greatly transformed. Figure 12-1 represents land cover during the early 1800s.<sup>1</sup> Prairie comprised approximately 92.5 percent of land surface; forestland comprised roughly 7 percent; with remaining areas of wetlands and open water. Figure 12-2 represents the 1999 land cover imagery of Champaign County. The ratios of land cover shown in Figure 12-2 are approximately: 91.5 percent agricultural land; 6 percent urban land; 1.2 percent wetland and 1 percent forestland. The amount of “agricultural” land cover (91.5 percent in 1999) is nearly the same as the amount of “prairie” land cover (92.5 percent) present during the early 1800s.<sup>2</sup>

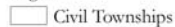
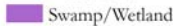
**Figure 12-1: Presettlement Land Cover**



**Presettlement Land Cover**

Champaign County

Legend

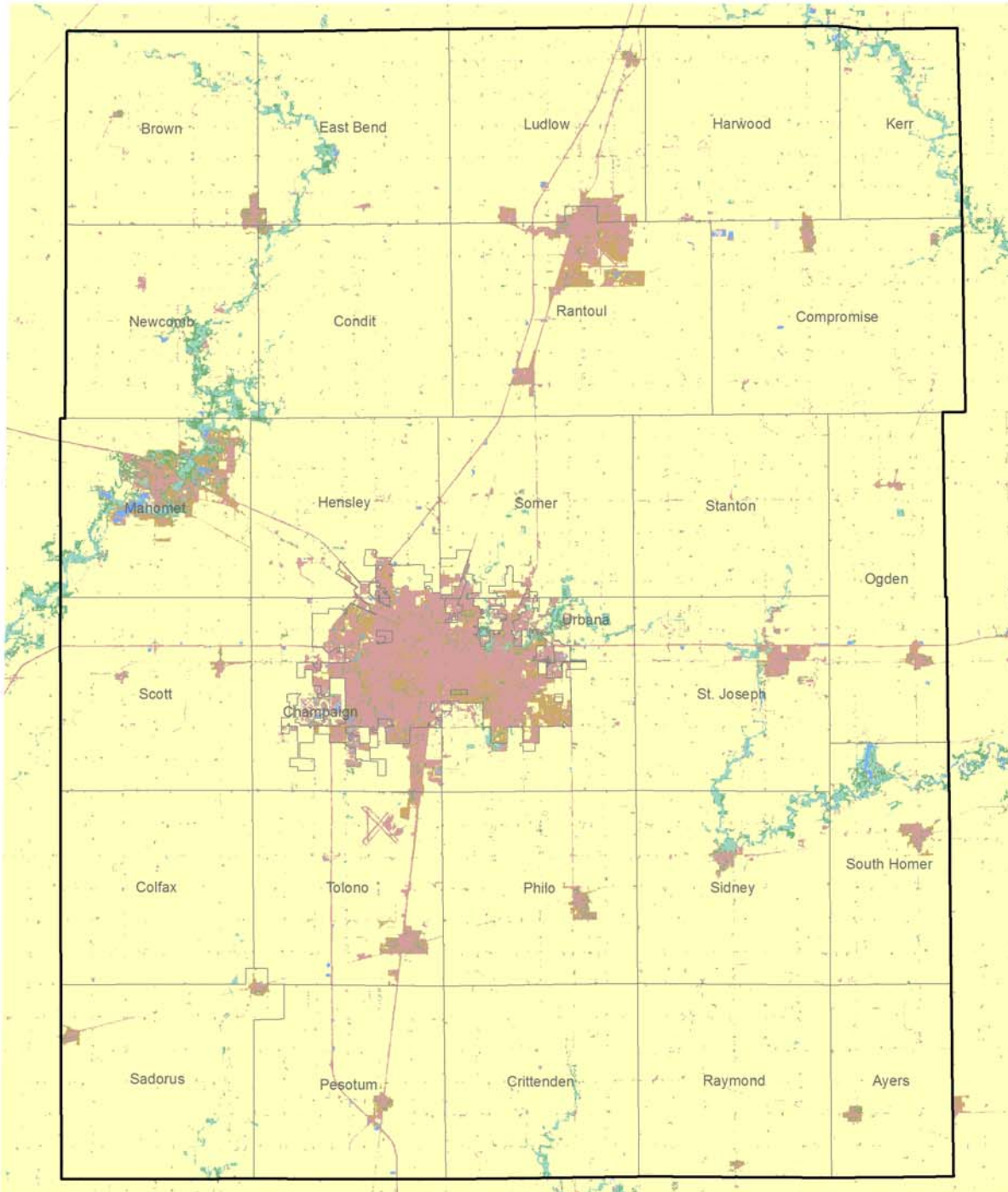
-  Civil Townships
-  Prairie
-  Timber/Thicket
-  Water/Lake
-  Swamp/Wetland

CHAMPAIGN COUNTY  
**LRMP**  
 LAND RESOURCE  
 MANAGEMENT PLAN

0 2.5 5 Miles

Date Map Produced:  
 October 2007

**Figure 12-2: Land Cover in 1999**



**Land Cover 1999**  
 Champaign County

Legend

- |                |                             |
|----------------|-----------------------------|
| Civil Township | Urban Open Space            |
| Agricultural   | Marsh and Floodplain Forest |
| Forested       | Water                       |
| Urban          | Barren                      |

CHAMPAIGN COUNTY  
**LRMP**  
LAND RESOURCE  
 MANAGEMENT PLAN

0 2.5 5 Miles

Date Map Produced:  
 October 2007

## Existing Generalized Land Use Map

Figure 12-3 is a countywide existing generalized land use map, based on the Champaign County Assessor database for the year 2007. The County Assessor database contains a land use code for each land parcel which is based on the predominant use of the parcel. For example, lands designated as ‘Agriculture’ may include farm residences; however, based on the County assessor database, the residential use of these land parcels is incidental (or accessory) to the primary agricultural use of the entire land parcel.<sup>3</sup>

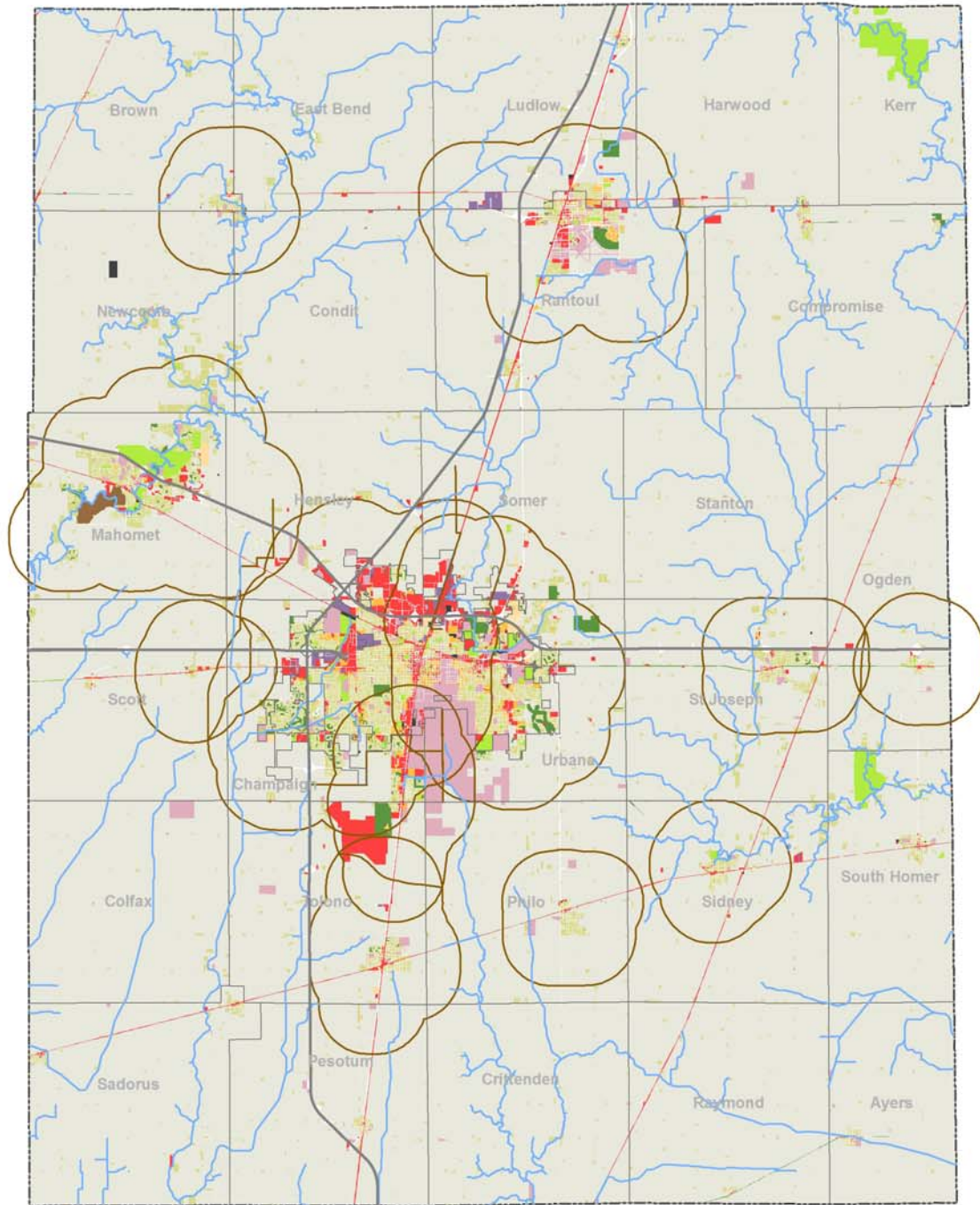
All land parcels were examined and designated as ‘tax-exempt’ or ‘partially tax-exempt’ and assigned a generalized land use category to those parcels based on visual assessment and local knowledge (e.g., public/institutional; public open space and private open space). The land use category ‘public open space’ includes lands open to the general public, and ‘private open space’ includes lands that are somewhat less used by or less accessible to the general public, such as private golf courses, and designated open space of a particular subdivision.

Table 12-1 lists the final generalized use categories featured in Figure 12-3, the associated land use codes and brief land use description.

**Table 12-1: Coding System Used to Create Generalized Land Use Categories**

Generalized Land Use Category	County Assessor Land Use Code	RPC Land Use Code	Land Use Description
Single Family Residential	1000		Developer-Held Residential Lot (reduced value)
	1100		Single Family Rental Dwelling (including vacant lots)
Multi-Family Residential	1200		Duplex Rental Dwelling
	1300		Apartment – 3 to 7 Dwelling Units
	1400		Apartment – 8 or more Dwelling Units
	1500		Group Home, Fraternity, Sorority
	1800		Condominium Rental Dwelling
Mobile Home Park	1700		Mobile Home Park
Industrial	2000		Industrial
	2100		Developer-Held Industrial Lots
		3300	Railroad
Quarry and Mining		2200	Quarry and Mining
Commercial	3000		Commercial
	3100		Developer-Held Commercial Lots
	5000		Hotel or Motel
		6900	Veteran or fraternal organization
Utilities	4000		Communication and Utilities
Public/Institutional		7500	Schools; places of worship; airport; government property
Public Open Space		7100	Forest Preserve District or park district property
Private Open Space		7200	Subdivision open space, commons area; private golf course
Agriculture	8100		Agriculture

**Figure 12-3: Existing Generalized Land Use Map**



**Existing Generalized Land Use Map**

Champaign County

Legend

- |                           |   |                        |
|---------------------------|---|------------------------|
| Single-Family Residential | Commercial  | Public Open Space      |
| Multi-Family Residential  | Agriculture   | Private Open Space     |
| Mobile Home Park          | Utilities   | Public / Institutional |
| Industrial                | Township Boundary                                     |                        |
| Quarry and Mining         | Extraterritorial Jurisdiction and Boundary Agreements |                        |



Date of Preparation:  
 October 2007

## Countywide Land Use Trends

### Farmland Acreage

Farmlands (cropland) constitute the largest share of land use by acreage in the County.

The USDA Census of Agriculture data is the most comprehensive source of agriculture data for U.S. counties. The following tables are based on Census of Agriculture data and therefore do not exactly represent information regarding farm acreage. The information is provided as relative information and to highlight recent agricultural trends in the area. The Census of Agriculture reports a 4.6 percent decrease in farmland in the County from 2002 to 2007.

**Table 12-2: Farms and Farmland in Champaign County**

	1997 <sup>(1)</sup>	2002	2007	% Change 1997 to 2002	% Change 2002 to 2007
<b>Percent of Farms by Farm Size</b>					
1 to 9 acres	6.5%	3.9%	12.2%	-46.2%	240.0%
10 to 49 acres	12.6%	17.5%	19.9%	25.7%	22.7%
50 to 99 acres	11.1%	10.1%	10.5%	-17.7%	12.3%
100 to 499 acres	40.0%	36.4%	30.1%	-17.9%	-10.7%
500 to 999 acres	19.8%	18.9%	14.9%	-13.8%	-14.8%
1000+ acres	10.0%	13.2%	12.4%	18.2%	1.8%
<b>Total Farms</b>	<b>1425</b>	<b>1285</b>	<b>1389</b>	<b>-9.8%</b>	<b>8.1%</b>
<b>Acreage</b>					
Acreage in Farms >1000 acres	211,270	268,529	282,446	27.1%	5.2%
Share of Acreage in Farms > 1000 acres	37.0%	46.5%	51.3%		
<b>Total Acreage</b>	<b>571,645</b>	<b>577,066</b>	<b>550,481</b>	<b>0.95%</b>	<b>-4.61%</b>

Source: 1997, 2002, 2007 Census of Agriculture

1. Revised 1997 census totals. Data were revised to make items more comparable to 2002 census data.

**Table 12-3: Number of Farms by Farm Size (Total and Irrigated): 1997-2007**

Acres	1997		2002		2007		% Change 1997 - 2002		% Change 2002 - 2007	
	Total	Irrigated	Total	Irrigated	Total	Irrigated	Total	Irrigated	Total	Irrigated
1 to 9	93	8	50	8	170	6	-46%	0%	240%	-25%
10 to 49	179	6	225	5	276	5	26%	-17%	23%	0%
50 to 99	158	5	130	5	146	2	-18%	0%	12%	-60%
100 to 499	570	3	468	7	418	6	-18%	133%	-11%	-14%
500 to 999	282	4	243	13	207	4	-14%	225%	-15%	-69%
1,000 or more	143	8	169	3	172	11	18%	-63%	2%	267%
<b>Total</b>	<b>1425</b>	<b>34</b>	<b>1285</b>	<b>41</b>	<b>1389</b>	<b>34</b>	<b>-10%</b>	<b>21%</b>	<b>8%</b>	<b>-17%</b>

Source: USDA Census 1997, 2002, 2007

**Table 12-4: Acreage Harvested, Yield and Production of Crops in Champaign County, 2003-2007**

Crop	2003	2004	2005	2006	2007	%Change 2003- 2007	%Change 2006-2007
<b>Corn</b>							
Acres Harvested	276,600	292,300	290,600	278,100	316,000	14.2%	13.63%
Yield ( Bushels/Acre)	185	181	164	180	188	1.6%	4.44%
Production (Bushels)	51,171,000	52,906,300	47,658,400	50,058,000	59,408,000	16.1%	18.68%
<b>Soybeans</b>							
Acres Harvested	253,400	248,300	239,900	244,900	214,900	-15.2%	-12.25%
Yield ( Bushels/Acre)	38	53	54	55	55	44.7%	0.00%
Production (Bushels)	9,629,200	13,159,900	12,954,600	13,469,500	11,819,500	22.7%	-12.25%
<b>Wheat</b>							
Acres Harvested	2,400	3,100	2,800	3,700	4,100	70.8%	10.81%
Yield ( Bushels/Acre)	94	75	76	89	58	-38.3%	-34.83%
Production (Bushels)	225,600	232,500	212,800	329,300	237,800	5.4%	-27.79%

Source: Quick Stats, Illinois Agricultural Statistical Service, Illinois Department of Agriculture

**Table 12-5: Farms by Value of Sales**

Value of Sale	1987	1992	1997	2002	2007	% Change 1987 - 2007	% Change 2002 - 2007
Less than \$2,500	97	73	79	153	314	223.71%	105.23%
\$2,500 to \$4,999	64	57	36	51	23	-64.06%	-54.90%
\$5,000 to \$9,999	140	86	81	65	41	-70.71%	-36.92%
\$10,000 to \$24,999	262	208	162	154	112	-57.25%	-27.27%
\$25,000 to \$49,999	297	231	207	184	136	-54.21%	-26.09%
\$50,000 to \$99,999	359	268	230	190	160	-55.43%	-15.79%
\$100,000 or more	452	529	576	488	602	33.19%	23.36%
<b>Total</b>	<b>1,671</b>	<b>1,452</b>	<b>1,371</b>	<b>1,285</b>	<b>1,388</b>	<b>-16.94%</b>	<b>8.02%</b>

Source: USDA Census of Agriculture, National Agricultural Statistical Services

**Table 12-6: Livestock Inventory**

Livestock	2002	2007	% Change 2002-2007
Total Cattle and calves (farms)	101	99	-1.98%
Total Cattle and calves (number)	5,062	7,825	54.58%
Beef cows (farms)	66	71	7.58%
Beef cows (number)	D	2,082	-
Milk cows (farms)	10	4	-60.00%
Milk cows (number)	D	281	-
Hogs and pigs (farms)	22	19	-13.64%
Hogs and pigs (number)	21,158	19,619	-7.27%
Sheep and lamb(farms)	17	16	-5.88%
Sheep and lamb(number)	371	626	68.73%

Source: USDA Census of Agriculture, National Agricultural Statistical Services

D = quantity withheld in Census for privacy purposes

**Table 12-7: Number of Farms by Tenure**

Tenure	1997	2002	2007	% Change 1997 - 2002	% Change 1997 - 2007
<b>Full Owners:</b>					
Total	483	529	673	9.52%	39.34%
Harvested cropland	421	414	428	-1.66%	1.66%
<b>Part Owners:</b>					
Total	580	501	470	-13.62%	-18.97%
Harvested cropland	576	496	469	-13.89%	-18.58%
<b>Tenants:</b>					
Total	362	255	246	-29.56%	-32.04%
Harvested cropland	345	249	242	-27.83%	-29.86%

Source: USDA Census of Agriculture, National Agricultural Statistical Services

**Table 12-8: Acreage by Tenure**

Tenure	1997	2002	2007	% Change 1997 - 2007	% Change 2002 - 2007
<b>Full Owners:</b>					
Total	81,929	109,731	86,882	6.05%	-20.82%
Harvested cropland	70,996	96,874	73,794	3.94%	-23.82%
<b>Part Owners:</b>					
Total	353,796	354,654	360,580	1.92%	1.67%
Owned land in farms	81,015	84,516	84,102	3.81%	-0.49%
Rented land in farms	272,781	270,138	276,478	1.36%	2.35%
Harvested cropland	336,216	337,943	350,142	4.14%	3.61%
<b>Tenants:</b>					
Total	135,920	112,681	103,019	-24.21%	-8.57%
Harvested cropland	130,212	109,010	100,980	-22.45%	-7.37%

Source: USDA Census of Agriculture, National Agricultural Statistical Services

### ***Increased Farmland Conversion***

Information regarding recent increases in farmland conversion in Champaign County was reported in the *our future.here.* report entitled 'champaign county today and tomorrow: selected trends and conditions' as follows:

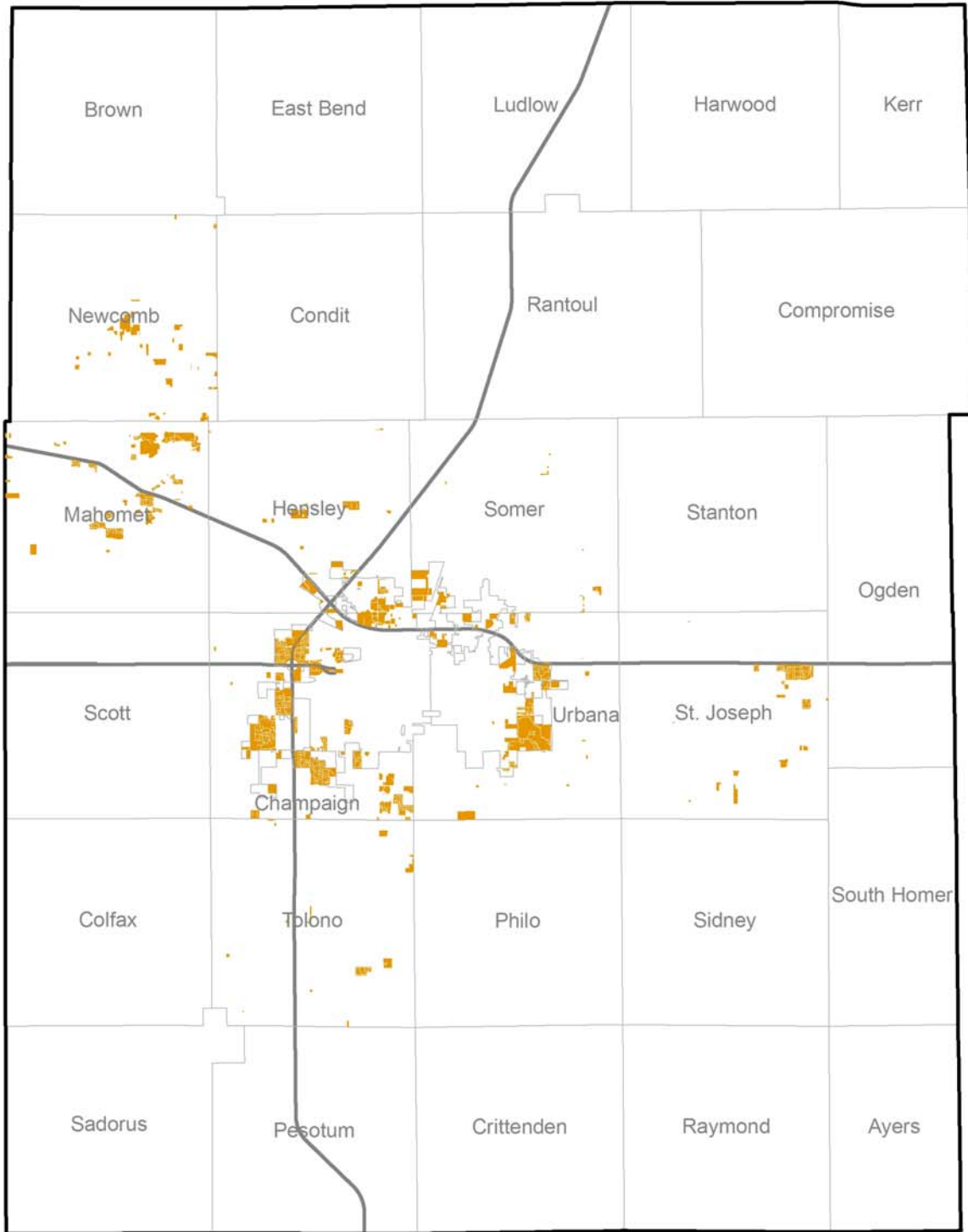
"If current trends continue, land conversion is projected to increase in the next 25 years. 9,575 acres of land were converted...for development from 1988-2005, an average of 563 acres per year, across all uses. In that period, the county's population grew by 13,169 people, resulting in a land conversion rate of .73 acres/person added. The new uses included 4,310 acres of residential land, 283 acres for industrial purposes and 1,150 acres for commercial use. The total also includes land still assessed as agriculture and land assessed as open space, as well as tax-exempt land controlled by a non-profit or government organization.

This was measured by comparing aerial photographs in conjunction with parcel data from the Champaign County GIS Consortium. The basic criteria to determine whether or not land was converted to another use other than commercial agriculture was to consider (1) whether the soil had been disturbed such that its natural qualities were destroyed so cultivation on that parcel was not longer possible; and (2) whether the ownership of the parcel changed so that future use of the site for farming was impossible, such as a park. Parcels that had been altered were selected and matched to assessment categories to provide a rough picture of the land use breakdown..."<sup>4</sup>

Figure 12-4 is a map of Farmland Converted in the County during 1988 to 2005, as excerpted from the above report.



**Figure 12-4: Farmland Converted During 1988-2005**

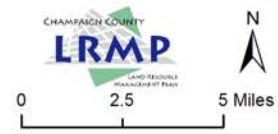


**Farmland Converted 1988-2005**

Champaign County

Legend

- Land Use Conversion
- Civil Township
- County Boundary
- Interstate



Date Map Prepared:  
 October 2007

**Residential and Other Development**

Additional observed trends regarding farmland conversion available from the our future. here. report entitled ‘champaign county today and tomorrow: selected trends and conditions’ are provided below:

**“Farmland Conversion Varies Greatly by Township** ...The amount of farmland converted varies greatly by townships, as townships closer to the county’s major urban centers generally experienced higher rates of conversion. The townships were analyzed using their 2005 boundaries, with Cunningham Township coexistent with the City of Urbana and the City of Champaign Townships sharing boundaries with the City of Champaign, including all annexations. ....Most land converted at the urban fringe is included in the city township totals. Four townships had at least 500 acres converted from 1988-2005, including City of Champaign, Cunningham, Mahomet, and Champaign. Townships with under 10 acres converted include Ayers, Raymond, and Sadorus.”<sup>5</sup>

**Table 12-9: Converted Farmland by Township, 1988 – 2005**

Township	Parcels	Converted Acres
Ayers	15	6
Brown	80	151
Champaign	1,672	879
City of Champaign	3,160	2,033
Colfax	6	17
Compromise	11	285
Condit	26	37
Crittenden	8	29
Cunningham	1,265	1,292
East Bend	8	52
Harwood	50	71
Hensley	68	197
Kerr	4	429
Ludlow	37	129
Mahomet	1,153	935
Newcomb	90	425
Ogden	73	118
Pesotum	2	22
Philo	139	190
Rantoul	68	89
Raymond	2	3
Sadorus	2	8
Scott	26	59
Sidney	105	155
Somer	38	130
South Homer	26	94
Stanton	24	54
St. Joseph	730	404
Tolono	223	201
Urbana	87	189

Source: our future.here. report entitled ‘champaign county today and tomorrow: selected trends and conditions’

**“Single Family Residential Lot Size a Significant Determinant of Farmland Conversion Rates** Of the 4,310 acres of farmland converted into residential uses since 1988, 3,737 of those acres are now single family homes. Most of the homes are located on smaller lots in urban areas with sanitary sewers. Single family parcels over 30,000 square feet (the County minimum for septic systems) can be taken to represent rural development. .... the parcels that are over 30,000 square feet comprise just 8 percent of new single family dwellings, but are responsible for 46.6 percent of land converted for single family development and 21 percent of all land converted.”<sup>6</sup>

**Table 12-10: New Single Family Residential by Parcel Size, 1988-2005**

Parcel Size	Greater than 30,000 sq. ft	30,000 sq. ft. or less
Number of parcels	679	6,868
Percentage of total residential parcels	8	81
Percentage of total parcels	7.4	74.5
Acres	2009	1719
Percentage of total residential acreage	46.6	39.9
Percentage of total acreage	21	18

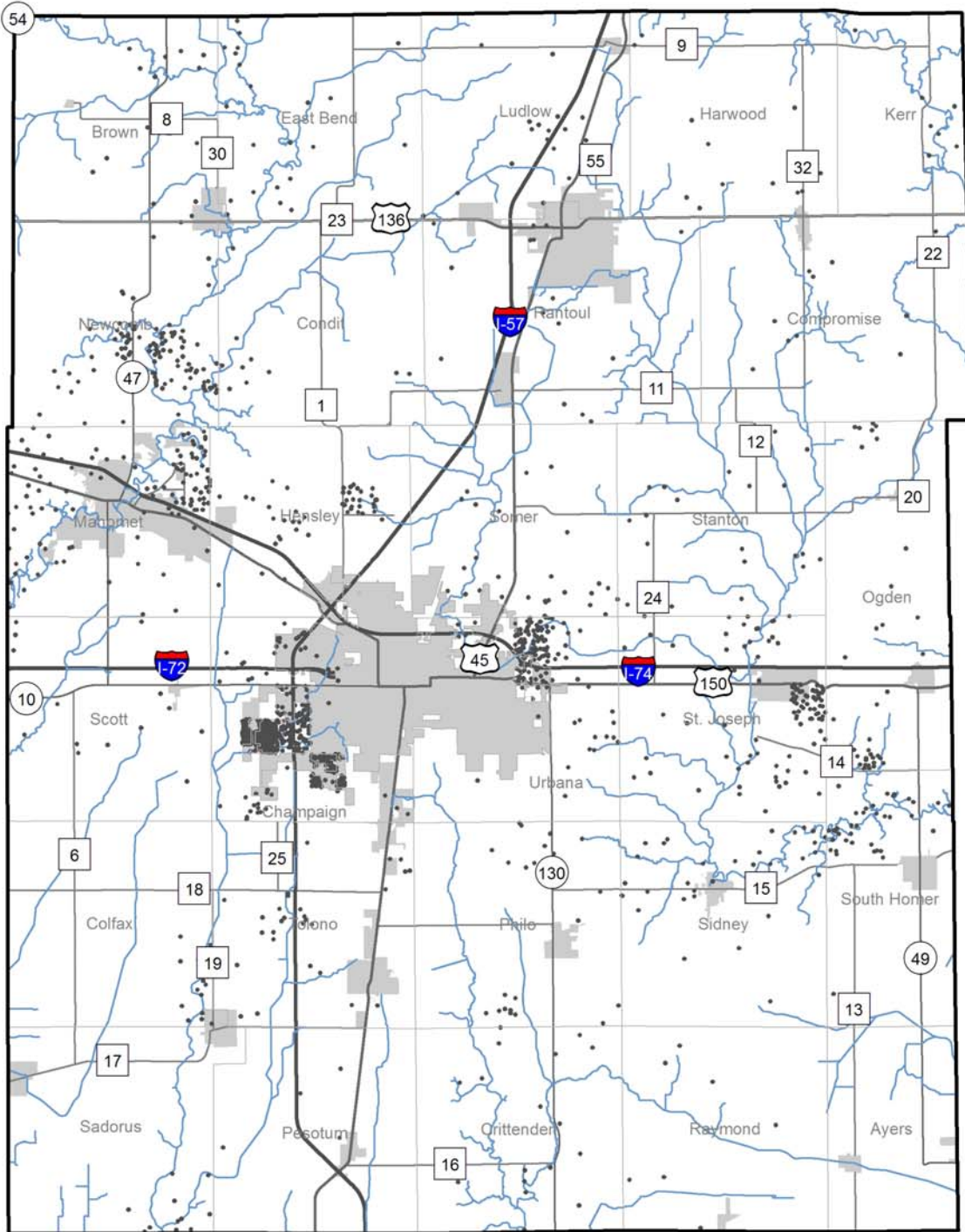
Source: our future. here report entitled 'champaign county today and tomorrow: selected trends and conditions'

**Table 12-11: New Single Family Residential on Lots Greater than 30,000 Square Feet, by Township, 1988-2005**

Township	Residential Parcels 30,000 sq. ft or Larger	Acres	Percentage of Total Acreage Converted
Newcomb	76	364	85.6
Mahomet	92	226	24.2
Hensley	57	160	81.2
St. Joseph	40	130	32.2
Champaign	58	117	13.3
Sidney	26	116	74.8
Ogden	51	109	92.4
Philo	36	93	48.9
South Homer	20	82	87.2
Tolono	37	78	38.8
City of Champaign	25	65	3.2
Scott	17	54	91.5
Ludlow	10	53	41.1
Stanton	23	50	92.6
East Bend	7	46	88.5
Somer	23	44	33.8
Brown	14	42	27.8
Condit	10	31	83.8
Crittenden	8	29	100
Rantoul	11	26	29.2
Harwood	5	25	35.2
Urbana	11	17	9
Cunningham	7	17	1.3
Colfax	4	10	58.8
Kerr	2	10	2.3
Sadorus	2	8	100
Compromise	6	8	2.8
Raymond	2	3	100
Pesotum	1	1	4.5
Ayers	0	0	0

Source: our future. here report entitled 'champaign county today and tomorrow: selected trends and conditions'

**Figure 12-5: County Permits for New Residences : 1995 – Mid-2007**



**County Permits for New Residences: 1995 - Mid. 2007**

Champaign County, IL

Legend

- 1 Dot = 1 County Residential Permit
- Stream
- Civil Township
- Municipal Boundary



0 2.5 5 Miles

Date Map Prepared:  
October 2007

## Land Use Regulations

### ***Selected Federal and State Regulations that Affect Land Use***<sup>7</sup>

In addition to the *Champaign County Zoning Ordinance* and *Champaign County Subdivision Regulations*, other regulations affect land use and development in the County are State and Federal laws and local ordinances. Regulations other than the County's may:

- contain provisions similar to those contained in the County's *Zoning Ordinance* and *Subdivision Regulations*;
- specify land use related design and construction standards; or
- require consultation only.

State or Federal laws that affect land use and development may limit, pre-empt, or bypass County regulatory authority. Typically, administrative authorities are not required to enforce each other's regulations, but not always, as in the case of the *Illinois Environmental Barriers Act*, which is a set of State regulations that the County is required to enforce.

The purview and scope of State, Federal and County regulations pertaining to land use and development are variable. Some land use and development issues may be fully addressed by State or Federal regulations, with no need for County involvement. When issues do overlap, it is important that new regulations do not conflict with or complicate the approval process of existing regulations.

#### *Federal Regulations*

- *Sec. 404 of the Clean Water Act* – wetlands, nationwide Permits
- *Endangered Species Act* – habitat preservation
- *ADA & Fair Housing Act Amendments* – age restrictions and group homes
- *Manufactured Home Construction Standards*
- *Telecommunications Act of 1996*

#### *State Regulations*

- *Private Sewage Disposal Code*
- *Manufactured Housing and Mobile Home Safety Act*
- *Mobile Home Park Act*
- *Illinois Accessibility Code*
- *Fire Prevention & Safety Code*
- *Gasoline and Volatile Oil Safety Rules*
- *Regulations of Public Waters- Statewide Permits*
- *Illinois Plumbing Code*
- *Water Well Construction Code*
- *Illinois Environmental Protection Act* – various provisions
- *Aviation Safety Rules*
- *Illinois Drainage Law*
- *Illinois Plat Act*
- *Illinois Administrative Review Act*
- *Surface Mined Land Conservation and Reclamation Act*
- *Highway Advertising Control Act*

#### ***Local Regulations***

Table 12-12 is a summary of the major local regulations that relate to land use and development within the County. The jurisdictions of the various governmental agencies and regulations that administer these regulations often overlap, as indicated in the table.

**Table 12-12: Major Local Land Use and Development Regulations**

Regulation	Subject Matter	Administered by	Jurisdiction
<i>County Zoning Ordinance</i>	Land use, intensity and site design	County Planning & Zoning Department	All unincorporated areas
<i>County Subdivision Regulations</i>	Land division, streets, drainage and infrastructure	County Planning & Zoning Department	Unincorporated areas outside ETJs of municipalities with a comprehensive plan
<i>County Special Flood Hazard Area Ordinance</i>	Construction and filling in floodplains	County Planning & Zoning Department	All unincorporated areas
<i>County Stormwater Management Policy</i>	Drainage, stormwater detention and erosion control	County Planning & Zoning Department	As applied through County Zoning Ordinance and County Subdivision Regulations
<i>County Public Nuisance Ordinance</i>	Nuisance use of land (e.g., junk or inoperable vehicles)	County Planning & Zoning Department	All unincorporated areas
<i>County Health Ordinance</i>	Septic systems, water wells, and food service	County Health Department	All areas outside Champaign-Urbana Public Health District
<i>Municipal Subdivision Regulations</i>	Land division, streets, drainage and infrastructure	Municipalities	Municipal ETJ's of municipalities with a comprehensive plan
<i>Sanitary District Ordinances</i>	Sewer connections, sewer construction, discharges to sewers	Urbana-Champaign Sanitary District; Sangamon Valley Public Water District	Within District boundaries

Source: Champaign County Department of Planning & Zoning CZR Circular 0.3, Legal Framework, February 10, 2000

Figure 12-6 is a generalized map of Champaign County zoning districts as of 2003.

The rural zoning districts generally include land that is not near to and does not have access to sanitary seers or public water distribution systems. The four rural districts (AG-1 Agriculture; AG-2 Agriculture; CR Conservation Recreation; and B-1 Rural Business) contain most of the land in Champaign County.

*Agriculture Exempt from County Zoning Regulations.*

State legislation allows that agricultural operations and agricultural structures are exempt from County zoning regulations.

*Home Occupations*

These are small businesses that operate out of a residence. The County adopted less restrictive zoning regulations regarding 'home occupations' in 1993 and this resulted in a significant increase in the number of home occupation permits issued. Approximately three-quarters of home occupation permits issued are for home occupations located within the County's urban residential zoning districts.

*Residential Development Limited in Rural Districts*

Residential development in unincorporated rural zoning districts is permitted on a limited basis. Since 1999, the development of rural residential subdivisions has been regulated by the County's zoning requirement that a Rural Residential Overlay Zoning District be approved. This zoning map amendment process requires a public hearing and includes a detailed review of the residential development proposal as it relates to the following site suitability and agricultural compatibility considerations:

- 1) adequacy and safety of roads providing access to the site
- 2) effects on nearby farmland and farm operations
- 3) the LESA score of the subject site
- 4) effects on drainage both upstream and downstream including road drainage facilities
- 5) suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems
- 6) availability of water supply to the site
- 7) availability of emergency services to the site
- 8) flood hazard status of the site
- 9) effects on wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat
- 10) presence of nearby natural or man-made hazards
- 11) amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated.

### *Commercial and Industrial Development*

In the rural zoning districts, County zoning regulations generally allow only for the establishment of certain types of 'lower intensity' commercial and industrial development that do not require public sanitary sewer, do not create traffic conflicts, and that are compatible with agricultural operations and other neighboring land uses.

### ***The Importance of Good Drainage***

The following excerpt is from the Champaign County Planning and Zoning Department's 1998 publication entitled: "Locational Considerations and Issued for Rural Subdivisions in Champaign County, IL":

"Requirements for drainage is perhaps the single most troublesome consideration in subdivision design in Champaign County. The flatness of the landscape presents drainage problems both for surface flows and subsurface flows. Because of this flatness, the drainage systems are quite sensitive to changes and adjacent property owners are quick to complain about any perceived threat (real or imagined) to existing drainage. And, during the subdivision approval stage, concerns about ensuring good onsite drainage for future lot owners are as important as concerns about ensuring good drainage for adjacent landowners.

### ***Surface Drainage Concerns for Farmers Adjacent to Proposed Subdivisions***

Neighboring landowners are nearly always concerned with the impervious surfaces (roofs, driveways, etc.) that get built in a residential subdivision will increase the amount of runoff from the land. However, when lot sizes are large, (one-half acre minimum) and the amount of impervious land area is no more than is typically found on a residential site (usually no more than 16%), the developed site produces no more runoff than cultivated farmland.

Even though rural development typically does not increase the amount of runoff, development can concentrate stormwater runoff so that what previously ran off as sheet flow (very shallow, widely spread out flow) is concentrated after development. This is most likely to occur where the ground surface already has a slight depression. The concentration of the runoff can cause erosion and/or continued wetness that can cause problems with planting or harvesting a crop.

Sometimes it happens that farm fields downstream of a proposed development do not have drainage improvements that are recommended for good husbandry. This lack of adequate agricultural drainage can magnify the effects of any adjacent development. Grassed waterways are the most common agricultural drainage improvements. The concentration of stormwater runoff that may result from adjacent development tends to keep the existing swales wetter than before development even though there is really no more runoff.

***Subsurface Drainage Concerns for Farmers Adjacent To Proposed Subdivisions***

Champaign County farmers rely on underground tile systems to drain the wet soils that are so common in this County. The underground tile systems generally cross other land before reaching a ditch to outlet into. Those farmers are understandably greatly concerned when a subdivision is proposed on land through which the tile crosses to get to the ditch outlet. The...[County's] *Stormwater Management Policy* ...requires protective measure for underground agricultural drainage tile underneath areas that are to be developed. Those measures include the following:

- Agricultural tiles located underneath areas to be developed shall be replaced with no perforated conduit to prevent root blockage by tree roots.
- Agricultural tiles that are underneath streets and driveways shall be replaced with ductile iron or concrete pipe to prevent crushing.
- Agricultural tile located underneath areas to be developed may be relocated so as to move the tile from areas of development provided that the relocation does not impact the capacity or maintainability of the tile.
- Whenever a storm sewer is connected to an underground drainage tile, the flow shall not exceed the capacity of the tile. Connections to tile that is not under the authority of a drainage district are limited to the extent that the County "...shall consider the interests of those landowners who are served by the tile." <sup>8</sup>

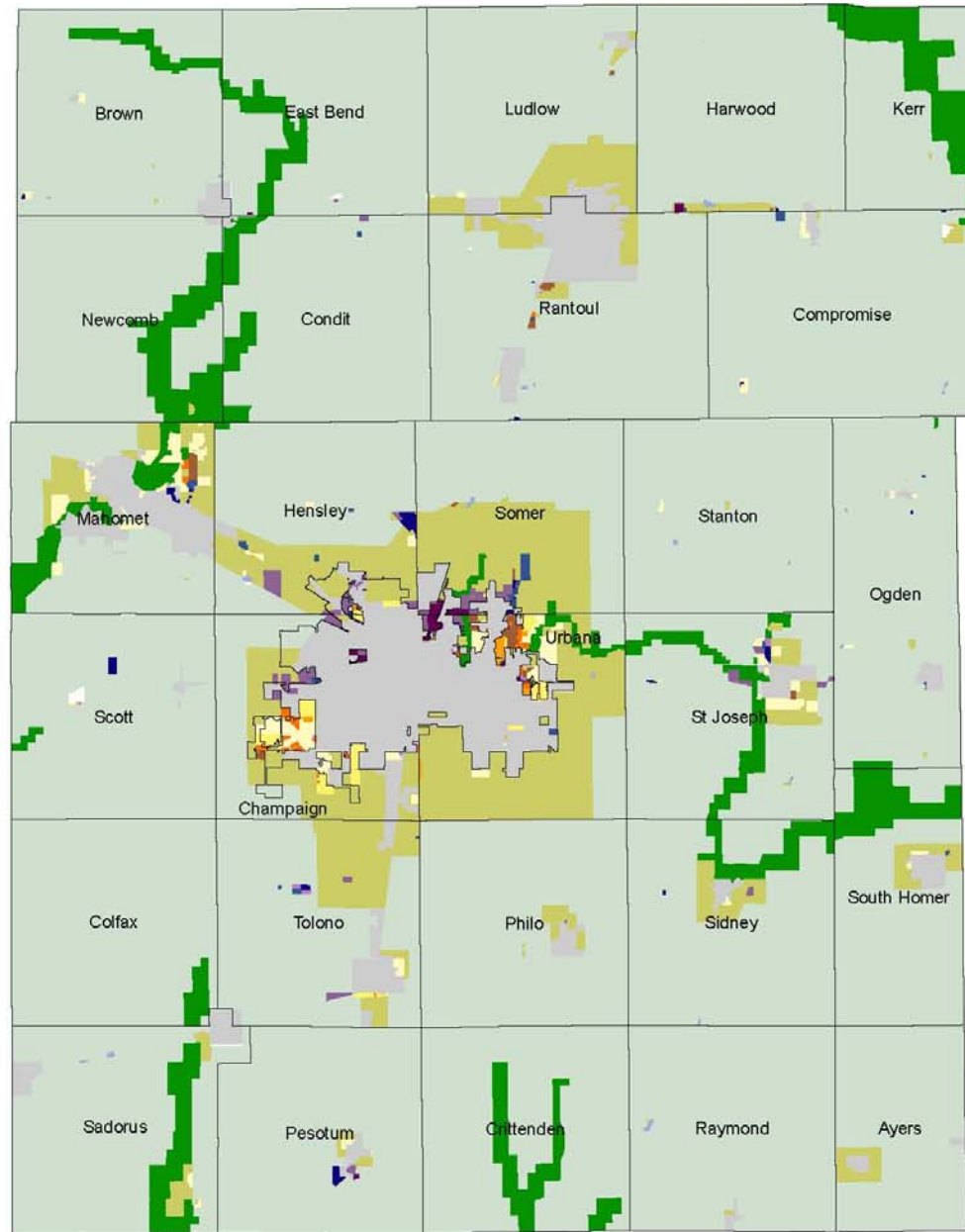
***Blighted Non-Conforming Land Use Areas***

Over time, certain residential areas within the County that were zoned for non-residential use (e.g., industrial or commercial zones) have deteriorated. One such residential neighborhood is the Wilbur Heights Subdivision located east of Market Place Mall. This subdivision was originally zoned to encourage industrial land uses. The remaining residential uses within this neighborhood are considered as nonconforming land uses. Property owners have limited opportunity to make improvements to a non-conforming use since the County zoning ordinance limits the amount of improvements that can be authorized to expand or reconstruct a non-conforming use. Recent attention has been brought to the following conditions which prevail in this neighborhood and which represent fire hazards and health and safety issues:

- Yards with very high lawns and brush overgrowth
- Houses near deterioration which are sitting empty
- Abandoned vehicles (some covered over by weeds and brush)
- Piles of junk, yard waste and miscellaneous debris
- Areas which have had stagnant water standing for periods of time
- Lack of road signs
- Lack of roadway upkeep



**Figure 12-6: Existing Generalized Zoning - 2003**



**Existing Generalized Zoning - 2003**

Champaign County



0 2.5 5 Miles

Date Map Prepared:  
 October 2007

**Legend**

- |                            |                           |                               |
|----------------------------|---------------------------|-------------------------------|
| Civil Township             | Municipality              | R-1 Single Family Residential |
| AG-1 Agriculture           | B-1 Rural Trade Center    | R-2 Single Family Residential |
| AG-2 Agriculture           | B-2 Neighborhood Business | R-3 Two Family Residential    |
| CR Conservation-Recreation | B-3 Highway Business      | R-4 Multi-Family Residential  |
| I-1 Light Industrial       | B-4 General Business      | R-5 Mobile Home Park          |
| I-2 Heavy Industrial       | B-5 Central Business      |                               |

### ***Adopted Municipal Comprehensive Plans and Growing Population***

An average of the three available countywide population projections is that the County population will total approximately 209,561 people by the year 2030. This represents a countywide population increase of 16.6 percent (29,892 people) from the year 2000 to 2030. Generally, the adopted municipal comprehensive plans within the County include designated future land use areas extending beyond the urban fringe of a municipality to within the one and one-half mile Extraterritorial Jurisdiction to accommodate the expected housing, commercial, industrial land requirements of an increasing population base. Added public/ institutional, parks and/or open space land to meet needs of a growing municipal population is not a consistently designated future land use in each of the adopted municipal comprehensive plans. Public infrastructure (e.g., public sewer and public water) must be provided as needed to serve the future urban growth areas designated in the municipal comprehensive plans.

Related to the growing population within municipalities that has occurred, Figure 12-7 illustrates the growth of municipal areas that has occurred from 1972 and the present. The area of the County located within the corporate limits of a municipality has increased by 136 percent since 1972.

### ***Municipal Annexations and Municipal Pre-Annexation Agreements.***

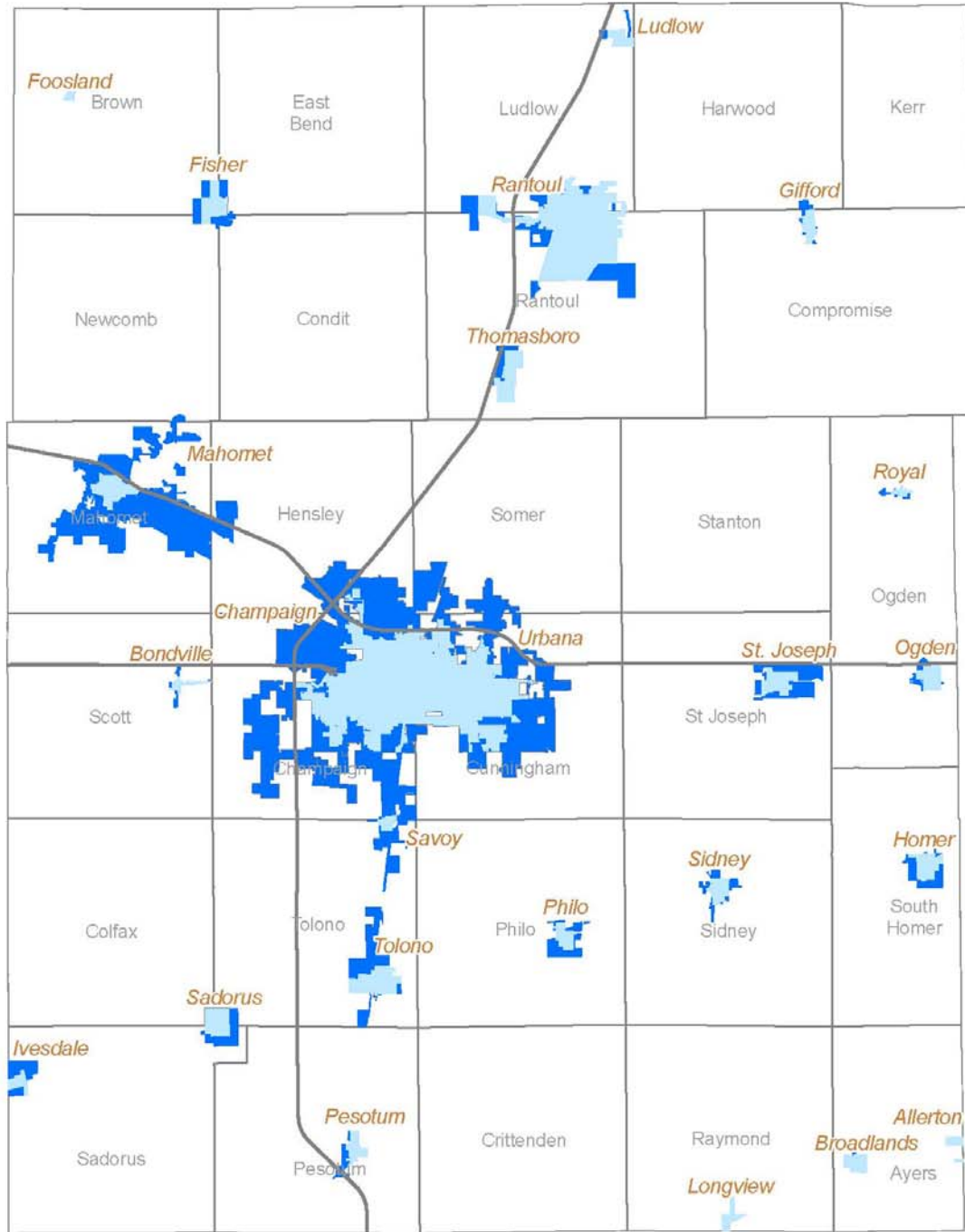
During 2004, the Illinois Supreme Court determined in *Village of Chatham v. Sangamon County* that the Illinois Municipal Code provides that property subject to an annexation agreement with a municipality is thereafter subject to the ordinances, control and jurisdiction of the municipality and not of county's ordinance, control and jurisdiction, even though the property is not actually annexed.

On April 19, 2007, the Champaign County Board passed Resolution No. 5942, stating their belief that it is for the best interests of the County and for the public good and welfare that the County should have the right to decide whether or not property that is not contiguous to a municipality and subject to an annexation agreement should also be subject to municipal ordinance controls and regulations, or be subject to those of the County. County staff has indicated that planning and zoning can be avoided with such a municipal annexation agreement; development can be shopped to any municipality; and rural landowners have no electoral voice in response to non-contiguous annexation agreements.<sup>9</sup>

On August 14, 2007, Public Act 95-0175 was enacted as a response to HB 3597 (Annexation of Non-Contiguous Land) which addressed pre-annexation agreements outside of the 1-1/2 mile extraterritorial planning jurisdiction only in certain listed counties (Boone, DeKalb, Grundy, Kankakee, LaSalle, Ogle and Winnebago Counties). In those specified counties only, municipalities that enter into pre-annexation agreements outside of their jurisdiction can do so and impose ordinance controls and regulations, unless the County Board chooses to adopt an ordinance or resolution that would restrict such jurisdiction. A 2/3 vote of the County Board would be required.

Champaign County continues to seek an intergovernmental agreement with municipalities within the County regarding non-contiguous development pursuant to an annexation agreement.

**Figure 12-7: Municipal Growth 1972 – Present**



**Municipal Growth 1972 to Present**  
 Champaign County

Acres in Municipal Jurisdiction  
 1972 - 17806 acres  
 2007 - 42149 acres  
 136% increase

- Legend**
- Interstates
  - Civil Township
  - 1972 Boundary
  - 2007 Boundary

CHAMPAIGN COUNTY  
**LRMP**  
 LAND RESOURCE  
 MANAGEMENT PLAN

0 2.5 5 Miles

Date Map Produced:  
 October 2007

## Land Use Trends by Individual Townships

### Ayers Township

2000 Population: 441

Municipalities in Township: Village of Broadlands

Facts and Trends:

- Decreasing population since 1940

### Brown Township

2000 Population: 1,495

Municipalities in Township: Village of Foosland and part of Village of Fisher

Facts and Trends:

- Township with lowest median-age population (21.1)
- Lowest per capita income in 1999: \$11,649 (County per capita income was \$19,708)

### Champaign Township

2000 Population: 11,591

Municipalities in Township: part of Village of Savoy, surrounds City of Champaign (Champaign City Township)

Facts and Trends:

- Second largest percentage increase in population 1960-2000: 329% (2,705 to 11,591).
- Biggest percentage increase between 1990 and 2000: 31% (8,864 to 11,591).
- Biggest increase in unincorporated population between 1990 and 2000: 1,072.
- Township with highest median house value in 2000: \$157,800
- Township with highest monthly median gross rent in 2000: \$643

### Champaign City Township

2000 Population: 67,959

Municipalities in Township: City of Champaign

Facts and Trends:

- Largest numeric increase in population between 1990 and 2000: 4457 (63502 to 67959), which reflects 67% of the County's increase in population in that decade
- Township with the highest population in 2000: 67,873
- Township with the most post-secondary education degrees
- Township with highest number of occupied housing units in 2000: 27,142

### Colfax Township

2000 Population: 250

Municipalities in Township: part of Village of Sadorus

Facts and Trends:

- Largest percentage decrease in population between 1960 and 2000: 46% (459 to 250)
- Township with the highest percentage of population born in Illinois
- Least racially diverse township (tied with Kerr): 100% white
- Highest median household income in 1999: \$74,643 (County median is \$37,780)
- Highest per capita income in 1999 (\$41,360) (County per capita is \$19,708)
- One of four townships with no one living below poverty level

**Compromise Township**

2000 Population: 1,422

Municipalities in Township: part of Village of Gifford

Facts and Trends:

- Population has been on decrease since 1970, but relatively stable
- 12% decrease in unincorporated population between 1990 and 2000: 883 in 1990, 779 in 2000

**Condit Township**

2000 Population: 511

Municipalities in Township: part of Village of Fisher

Facts and Trends:

- One of four townships with no one living below poverty level
- Population increased by 9% between 1990 and 2000, compared to 4% growth for Champaign County in general
- There is no incorporated town in this township

**Crittenden Township**

2000 Population: 345

Municipalities in Township: none

Facts and Trends:

- One of four townships with no one living below poverty level
- 100% rural population; There is no incorporated town in this township

**Cunningham Township**

2000 Population: 37,362

Municipalities in Township: City of Urbana

Facts and Trends:

- 100% urban population
- Township with highest foreign-born population (5732)
- Township with the highest percentage of population achieving Doctorate degrees
- Most racially diverse township (33% non-white)
- Lowest median household income in 1999: \$27,819 (County median is \$37,780)
- Highest percentage of population living below poverty level in 2000 (27.3%)
- Lowest percentage of owner-occupied housing units in 2000: 37%

**East Bend Township**

2000 Population: 880

Municipalities in Township: part of Village of Fisher

Facts and Trends:

- Increasing population since 1960, but relatively stable

**Harwood Township**

2000 Population: 618

Municipalities in Township: part of Village of Gifford

Facts and Trends:

- Township population with highest median age (41.6)
- Township with lowest monthly median gross rent in 2000: \$345

**Hensley Township**

2000 Population: 1,111

40% urban population (includes part of Champaign-Urbana area)

Municipalities in Township: part of Village of Mahomet, surrounds City of Champaign (Champaign City Township)

Facts and Trends:

- Population over doubled between 1940 and 2000, but seems to be stabilizing over the last few decades

**Kerr Township**

2000 Population: 214

Municipalities in Township: none

Facts and Trends:

- Township with lowest population in county: 214
- Least racially diverse township (tied with Colfax): 100% white
- One of four townships with no one living below poverty level
- Township with fewest occupied housing units: 58
- 100% rural population

**Ludlow Township**

2000 Population: 4,766

Municipalities in Township: part of Village of Rantoul, Village of Ludlow)

Facts and Trends:

- Rural township with the highest percentage of residents living below poverty level: 16.1%
- 80% urban population

**Mahomet Township**

2000 Population: 10,113

Municipalities in Township: most of Village of Mahomet

Facts and Trends:

- Biggest percentage increase in population between 1960 and 2000: 363% (2185 to 10113).
- 84% urban population (Village of Mahomet)

**Newcomb Township**

2000 Population: 1,004

Municipalities in Township: part of Village of Fisher and Village of Mahomet

Facts and Trends:

- Population has been increasing since 1960, but relatively stable

**Ogden Township**

2000 Population: 1,601

Municipalities in Township: Village of Ogden and Village of Royal

Facts and Trends:

- 46% urban population
- Population increased by 15% between 1990 and 2000, compared to 4% for Champaign County in general

**Pesotum Township**

2000 Population: 849

Municipalities in Township: Village of Pesotum

Facts and Trends:

- Decreasing population since 1980

**Philo Township**

2000 Population: 1,768

Municipalities in Township: Village of Philo

Facts and Trends:

- Highest percentage of owner-occupied housing units in 2000: 93%
- Population has increased every decade since 1940
- Population increased by 19% between 1990 and 2000, compared to 4% for Champaign County in general

**Rantoul Township**

2000 Population: 11,257

Municipalities in Township: part of Village of Rantoul and Village of Thomasboro

Facts and Trends:

- Largest percentage decrease in population between 1960 and 2000: 46% (20798 to 11257)...closure of Chanute AFB.
- Largest percentage decrease in population between 1990 and 2000: 28% (15691 to 11257)

**Raymond Township**

2000 Population: 437

Municipalities in Township: Village of Longview

Facts and Trends:

- Population nearly halved since 1940, has decreased every decade since then

**Sadorus Township**

2000 Population: 1,039

Municipalities in Township: part of Village of Sadorus and Village of Ivesdale

Facts and Trends:

- Population decreasing since 1970, but relatively stable

**St. Joseph Township**

2000 Population: 4,611

Municipalities in Township: Village of St. Joseph

Facts and Trends:

- Population has more than tripled since 1940 (1,435 to 4,611)
- Population increased by 25% between 1990 and 2000, compared to 4% for Champaign County in general

**Scott Township**

2000 Population: 1,157

Municipalities in Township: Village of Bondville

Facts and Trends:

- Township with the highest rural farm population: 161
- Township with the highest percentage of population achieving a high school diploma or better (80%)

- Population increased by 9% between 1990 and 2000, compared to 4% for Champaign County in general, but change is relatively stable since 1940

**Sidney Township**

2000 Population: 1,609

Municipalities in Township: Village of Sidney

Facts and Trends:

- Population has been increasing since 1980

**Somer Township**

2000 Population: 1,421

Municipalities in Township: surrounds City of Urbana (Cunningham Township)

Facts and Trends:

- Population increased by 11% between 1990 and 2000, compared to 4% for Champaign County in general
- 11% unincorporated population increase between 1990 and 2000; 1282 in 1990 and 1421 in 2000.
- There is no incorporated town in this township

**South Homer Township**

2000 Population: 1,585

Municipalities in Township: Village of Homer

Facts and Trends:

- Population has been decreasing since 1970, but relatively stable

**Stanton Township**

2000 Population: 474

Municipalities in Township: none

Facts and Trends:

- 100% rural population; There is no incorporated town in this township
- Population has been decreasing since 1970, but relatively stable with no change in population between 1990 and 2000

**Tolono Township**

2000 Population: 3,757

Municipalities in Township: Village of Tolono and part of Village of Savoy

Facts and Trends:

- Township with the highest rural non-farm population: 2,988
- Population has increased every decade since 1940, almost tripling 1940 population (1,366 to 3,757)

**Urbana Township**

2000 Population: 8,063

Municipalities in Township: surrounds City of Urbana (Cunningham Township)

Facts and Trends:

- Township with lowest median house value in 2000: \$59,700
- Population has quadrupled since 1940, but has declined a bit between 1980 and 2000
- 7% unincorporated population decrease between 1990 and 2000; 8675 in 1990 and 8063 in 2000.