
CHAPTER 9: LAND USE

Introduction

The comprehensive planning process provides the opportunity to express methods of guiding changes and development in a way that maintains community character, protects the environment, and ensures public safety. This chapter details existing land use classification, municipal land uses, county zoning and relevant trends.

Existing Land Use

Land use analysis in Piatt County was completed with parcel based GIS data as well as property assessment records from the Piatt County Assessors office. Tax assessment land use designations were used as initial categories; however, each parcel was checked to ensure that its primary use was identified regardless of ownership or past usage. Table 9-1 shows the nineteen land use types, acreages and percent of total land used in the land use analysis. Over 90% of the land in Piatt County is categorized under agricultural type uses or is undeveloped. Undeveloped lands include forests and prairies that are not managed for production.

Table 9-1: Land Use Types

	Acreage	Percent
Total	278133.24	
Farmland without Building	215,045.80	77.32%
Farmland with Building	40,666.56	14.62%
Undeveloped	7,383.90	2.65%
Residential Single Family	6,927.33	2.49%
Residential Vacant	597.53	0.21%
Residential Duplex	27.88	0.01%
Apartment	7.63	0.00%
Commercial Retail	665.61	0.24%
Commercial Office	1.05	0.00%
Rail Active	696.99	0.25%
Industrial	347.12	0.12%
Rail Vacant	141.78	0.05%
Utilities	111.36	0.04%
Institutional	2346.56	0.84%
Open Space Public	2223.21	0.80%
Open Space Private	710.06	0.26%
Cemetery	213.03	0.08%
Green Space	14.79	0.01%

Piatt County Assessors Office














Allerton Park is included as an institutional land use

Map 9-1:

Existing Land Use

Piatt County

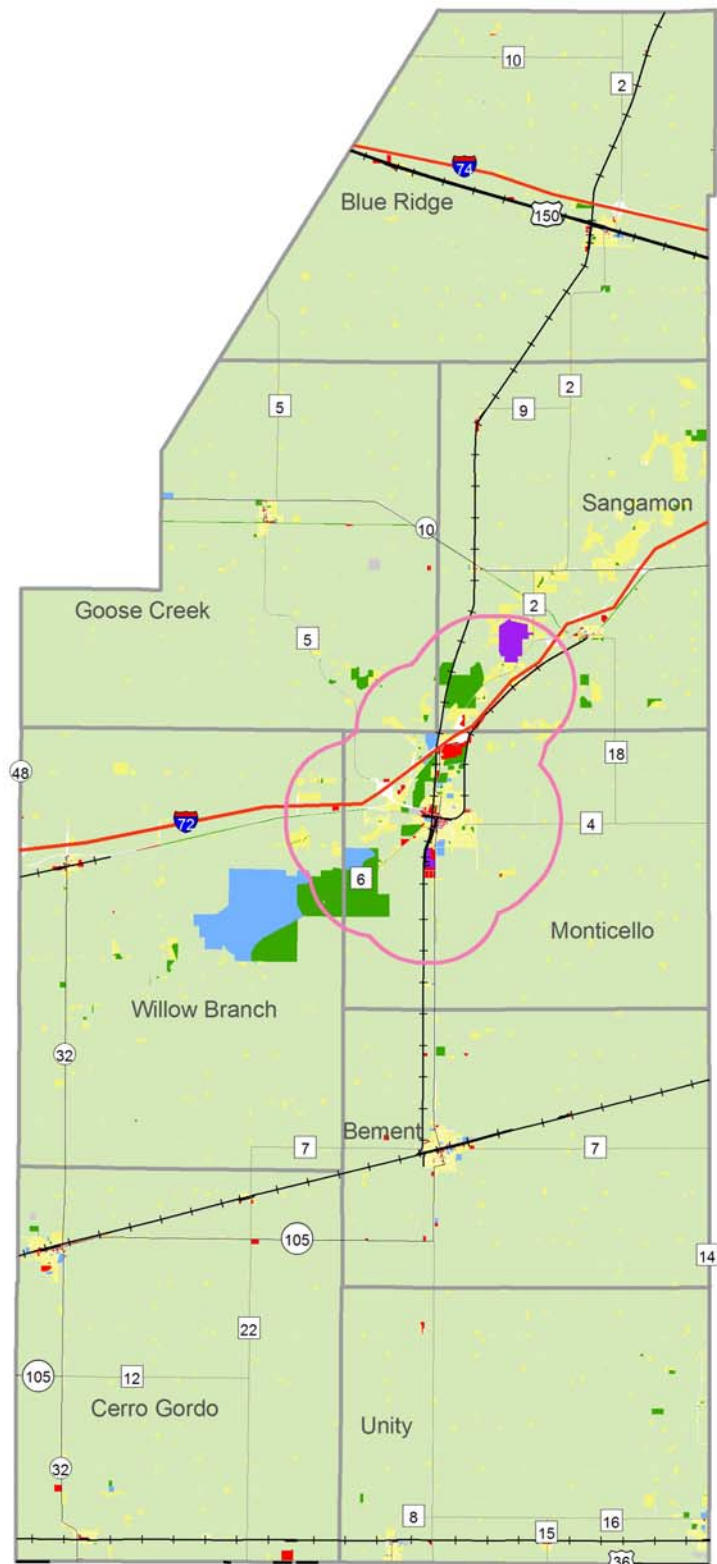
Legend

-  Extraterritorial Jurisdiction
-  Civil Township
-  Agriculture
-  Residential
-  Utility
-  Commercial
-  Industrial
-  Institutional
-  Open Space
-  County Hwy
-  State Hwy
-  U.S. Hwy
-  Interstate



Production Date:
May 2008

Sources:
Piatt County Assessor
CCGIS
CCRPC



Agricultural

Agricultural land use in Piatt County is dominated by corn and soybean production. Tilling is the predominant method of readying soil for planting and irrigation is generally not practiced. Agricultural land was developed with infrastructure including drainage tiles and ditches to efficiently move excess water out of fields. Township roadways are also a critical part of agricultural land use, providing farmers access to fields and allowing transportation of goods at harvest time. The dominance of agricultural land use and lack of other commercial or industrial development is evident in land use patterns in Piatt County.

Existing programs related to Agricultural Land Use

- The Conservation Reserve Program (CRP) is a voluntary program that helps agricultural producers safeguard environmentally sensitive land. CRP participants plant long-term, resource-conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance.
- Conservation Reserve Enhancement Program - designed to enhance the Illinois River by protecting water quality and land in the Illinois River Watershed.
- Conservation Security Program (CSP) is a voluntary program that provides financial and technical assistance to promote the conservation and improvement of soil, water, air, energy, plant and animal life, and other conservation purposes on private working lands. Working lands include cropland, grassland, prairie land, improved pasture, and range land, as well as forested land that is an incidental part of an agriculture operation.
- Environmental Quality Incentives Program – EQIP is the NRCS’ principal program for delivering conservation technical and financial assistance to private land owners. EQIP supports the needs of agricultural operations with or without livestock by offering ideas, solutions, guidance for a successful and sustainable conservation operation. The most common conservation practices include, Forest Stand Improvement, Grade Stabilization Structure, Grassed Waterway, Residue Management, Streambank shoreline protection, Terrace, Tree Shrub Establishment, and Upland Wildlife Habitat Management. Other programs are available for grazing and confined livestock operations.
- Wetland Reserve Program – designed to create and restore quality wetland habitats in the Illinois River Watershed and across the state.
- The Tax Incentive Filter Strip Program is an incentive for installing protective vegetative filter strips on land adjacent to surface or ground water sources, landowners may receive a reduced property tax assessment of 1/6th of its value as cropland. Landowners can expect to save about \$1 to \$25 per acres in taxes depending on soils and local tax rates. Vegetative filter strip design and certification assistance is available from the Soil and Water Conservation District office.

Common issues for agricultural land use include:

- Access to transportation –rail/road
- Drainage ditches
- Conversion of farmland to other land uses
- Small farms being bought out for larger farms
- Erosion

Residential

The majority of residential land use in Piatt County is located within municipalities. Municipalities range from the City of Monticello, which incorporates 3.85 square miles of the county, to the Village of Cisco, which incorporates 0.32 square miles. A variety of small settlements dot the county, forming agglomerations of single family residences. Rural areas along the Sangamon River are increasingly being developed into rural residences both lot by lot and through larger subdivision developments. These developments have a variety of forms, qualities, and impacts on both infrastructure and the environment.

Map 9-2:

Permits for New Residential Construction 1999 to 2006 by PLSS Section

Piatt County, Illinois

Legend

 Extraterritorial Jurisdiction

 Railroads

 Municipal Boundary

 Civil Township

Number of Permits

 1

 2

 3 - 5

 6 - 10

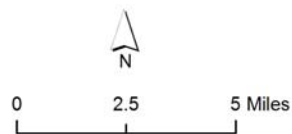
 11 - 38

 10 County Hwy

 48 State Hwy

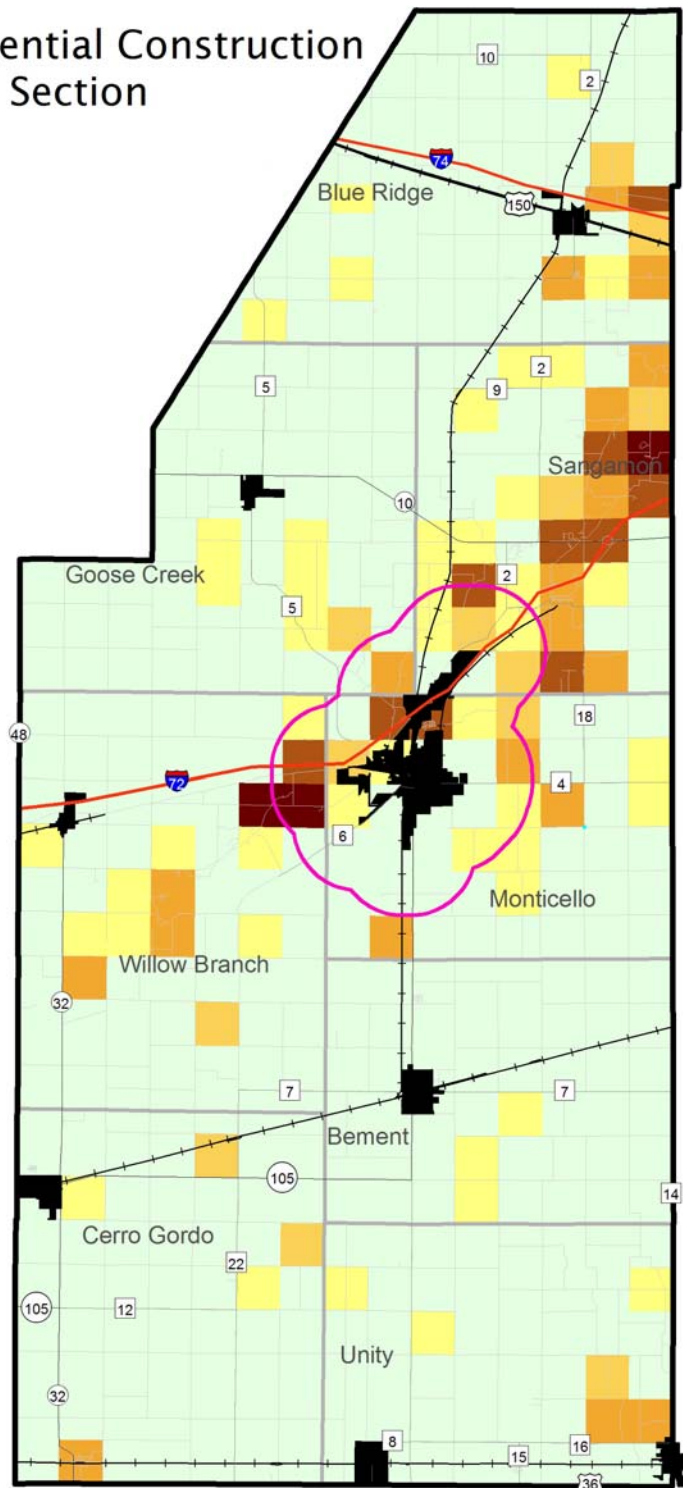
 150 U.S. Hwy

 74 Interstate



Production Date:
November, 2007

Sources:
Piatt County Tax Assessor
CCGIS
IDOT



Commercial

There are approximately 664.53 acres (0.24%) currently being used for commercial uses. These areas are generally located within municipal jurisdictions and primarily within the City of Monticello. The area surrounding the Market Street exit from I-72 is largely commercial, along with downtown Monticello and an area south of Monticello on Illinois Route 105. Numerous regional commercial centers are located in neighboring counties in Champaign/Urbana, Tuscola, Decatur, and Bloomington/Normal.

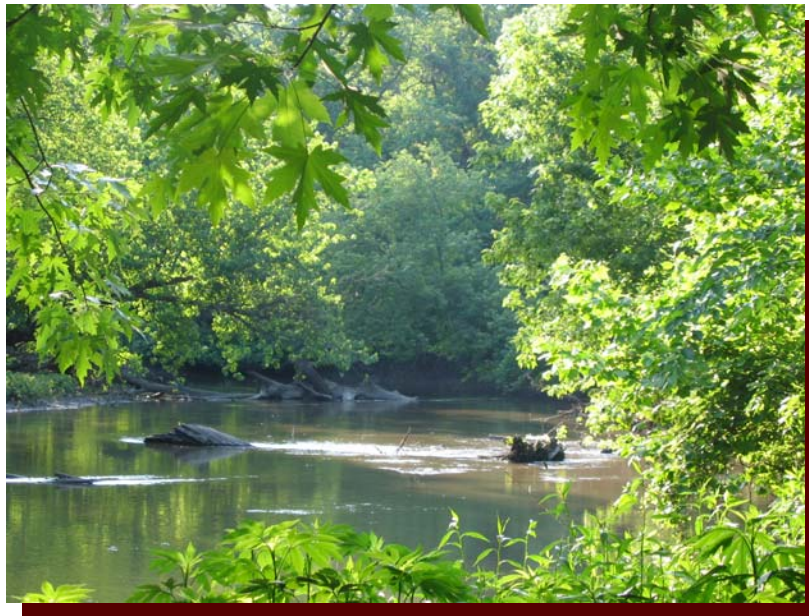


Industrial and Utility

Industrial land use in Piatt County is limited to a quarry operation north of Monticello, CIMCO in Bement, and a section of land south of Monticello between the rail line and Illinois Route 105. Goose Creek Energy Center is located between Lodge and Deland in Goose Creek Township. These stretches were designated for industry and generally contain agriculture or rail related buildings.

Open Space

Open space in Piatt County is split into a number of categories. Public open space includes parks and recreation areas, private open space areas like golf courses, drainage areas or privately owned land (without buildings) that is primarily used for recreation, and green space in small strips of land that are undeveloped and have limited development potential. 1332 acres in Piatt County can be considered a type of open space.



Municipal Land Use

This comprehensive plan also details seven of the eight incorporated areas in Piatt County: Atwood, Bement, Cerro Gordo, Cisco, Deland, Hammond, and Mansfield. Monticello is not included because it updated its own comprehensive plan in 1998. Municipal land use in Piatt County is dominated by residential land use, but also contains areas of institutional and commercial land use. In the following sections, the symbols below are used to identify features present in each village in Piatt County.

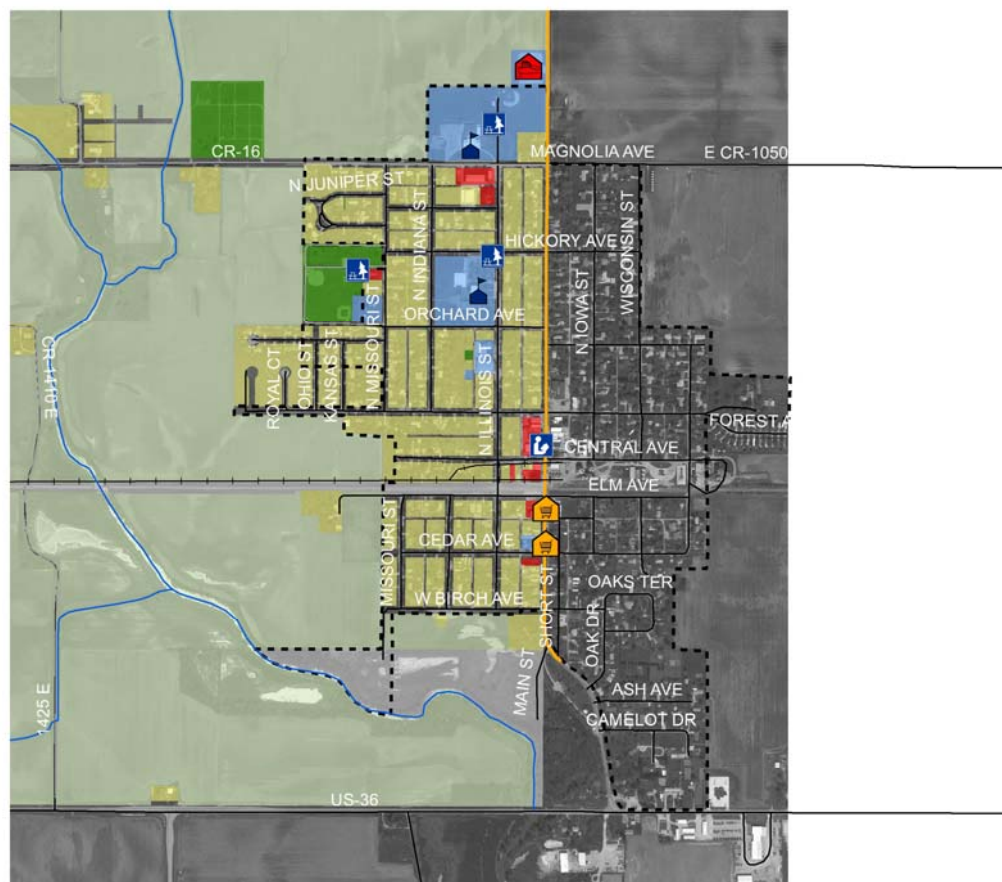
-  Education
-  Fire Station
-  Grocery Store
-  Library
-  Park

Atwood has experienced infill residential development on the Douglas County side along East Ash Avenue and new residential development outside its corporate limits to the north of West Forest Avenue. The central business district is physically dominated by the rail infrastructure grain storage facility just to the east; however, many businesses have found a good home in Atwood and have worked to create an attractive commercial experience. The Lake Fork of the Kaskaskia River flows along the west side of Atwood, passing along a portion of the southern municipal boundary near the sewage treatment plant.

Map 9-3:

Atwood Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

0 0.125 0.25 Miles

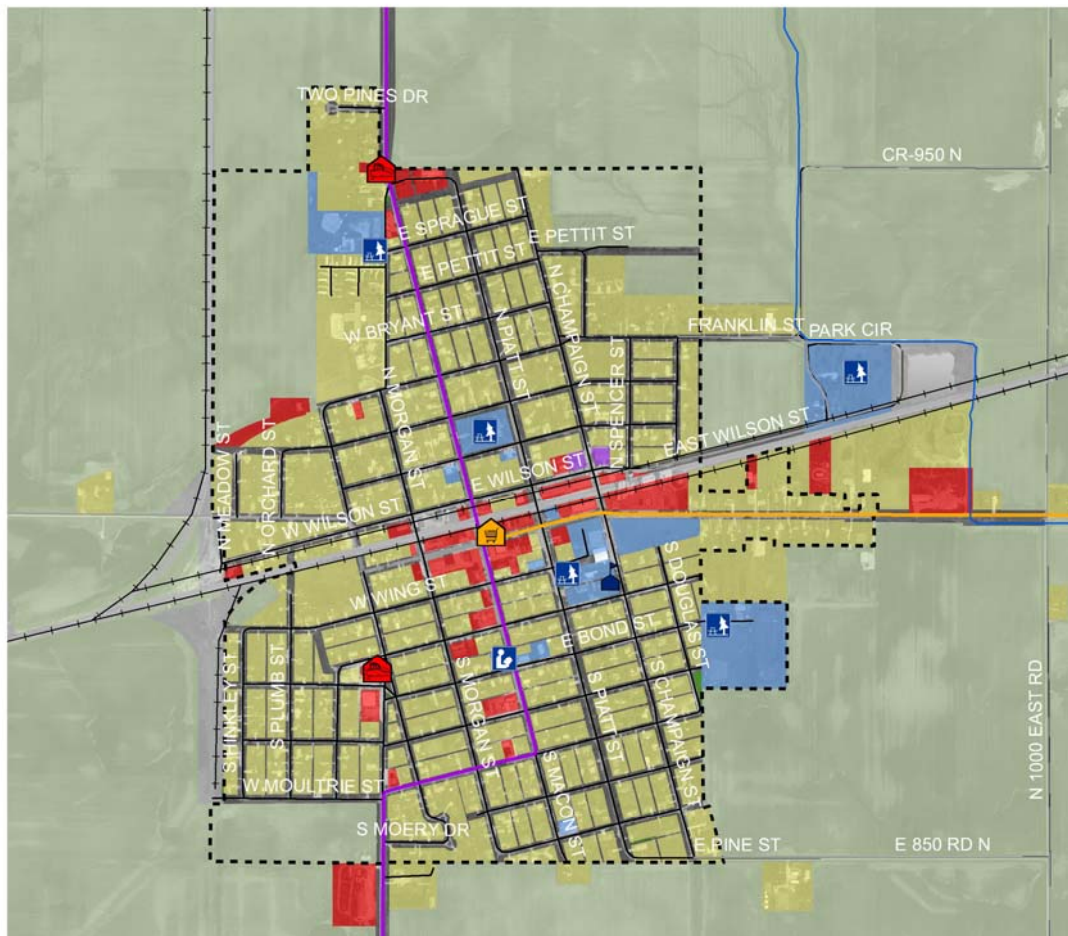


Little development has occurred in the Village of Bement since 1970. Infill development has resulted in the occupation of more residential lots, but all are within the same municipal limits as in 1970. Commercial properties in the village are largely centralized and follow along the rail line and primary roadways. The village has a centrally located park with a band shell as well as a Veterans Memorial.

Map 9-4:

Bement Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

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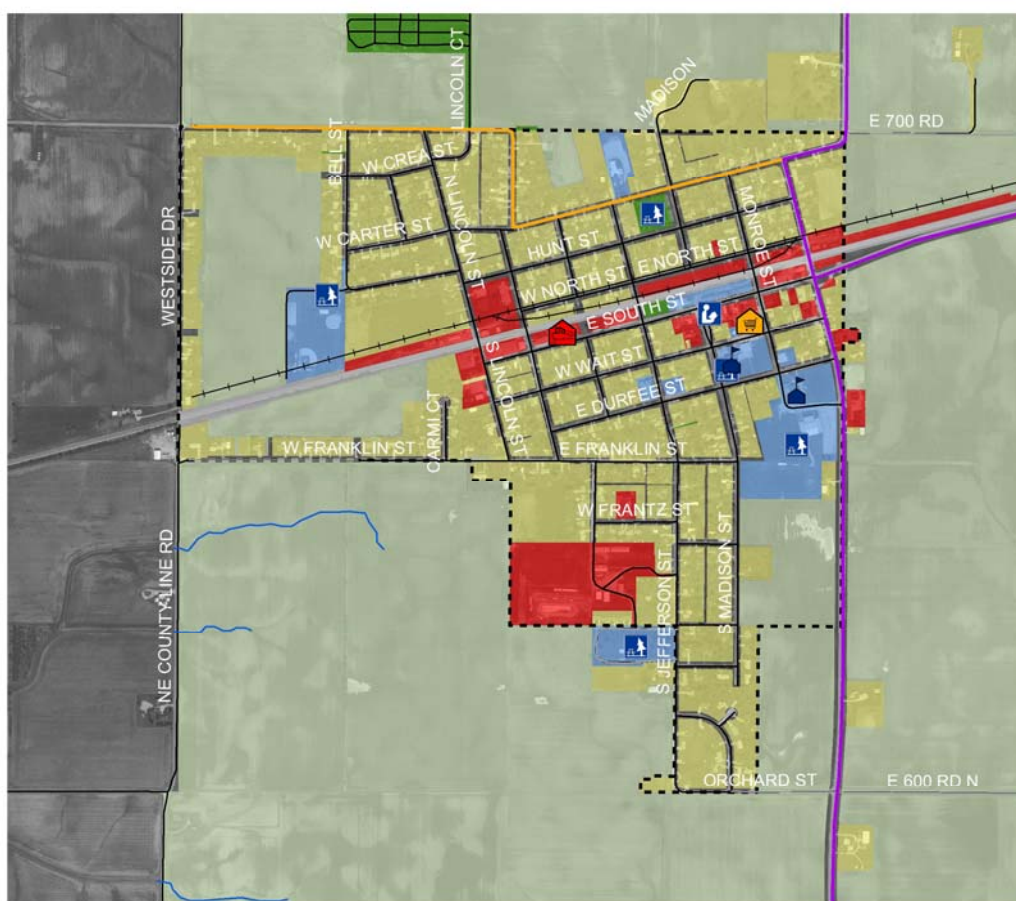


Cerro Gordo is located on the western county boundary bordering Macon County. The majority of commercial development is located along South Street and along IL-32. New residential development has occurred along the southern and western edges of town. Development on the west edge borders County Highway 3 and Westside Drive and Franklin Street. A large amount of land in Cerro Gordo is designated as institutional because of the two schools located within city limits. Piatt County Fairgrounds are located on the south side of Cerro Gordo.

Map 9-5:

Cerro Gordo Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

0 0.125 0.25 Miles

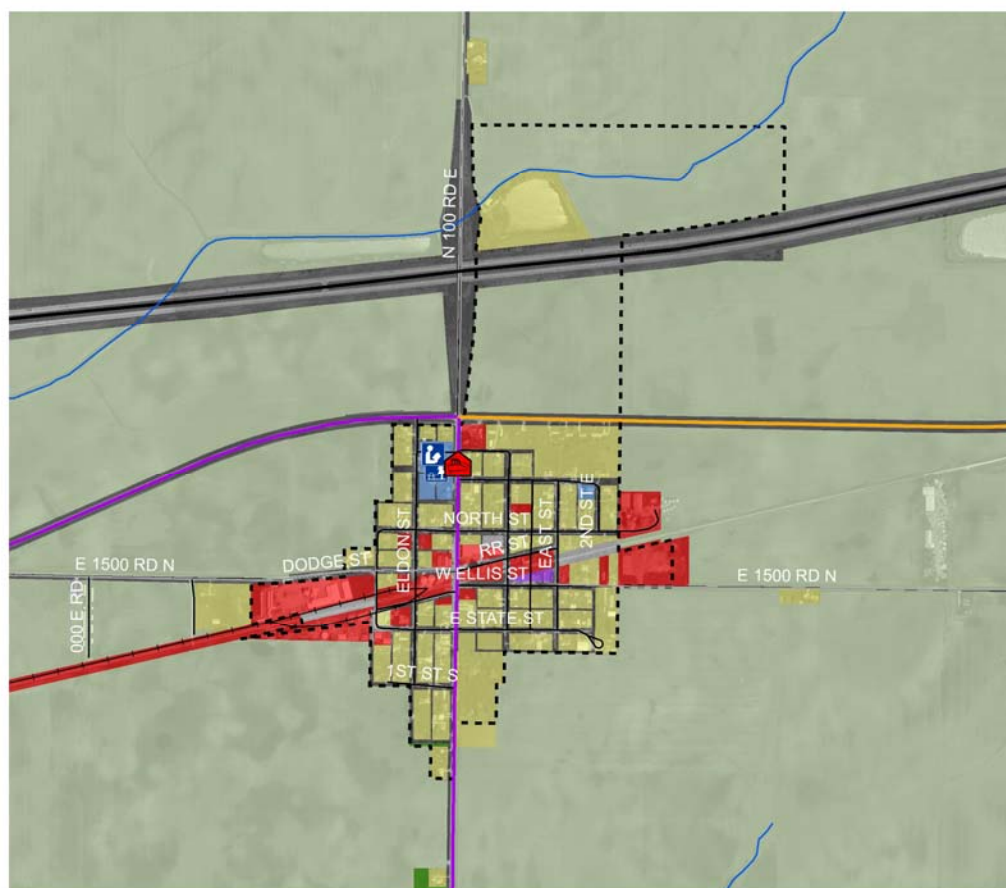


The Village of Cisco is located in west central Piatt County along Interstate 72. There is currently an interstate bridge but no interchange at Cisco, limiting the development that has occurred. IL-32 runs through the town connecting to IL-48. Development is compact with commercial/industrial along the rail line and residential on either side. The village has a community baseball diamond on the north side of town but no other recreational area. Some residential infill development has occurred but a number of lots remain empty within corporate limits.

Map 9-6:

Cisco Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

0 0.125 0.25 Miles

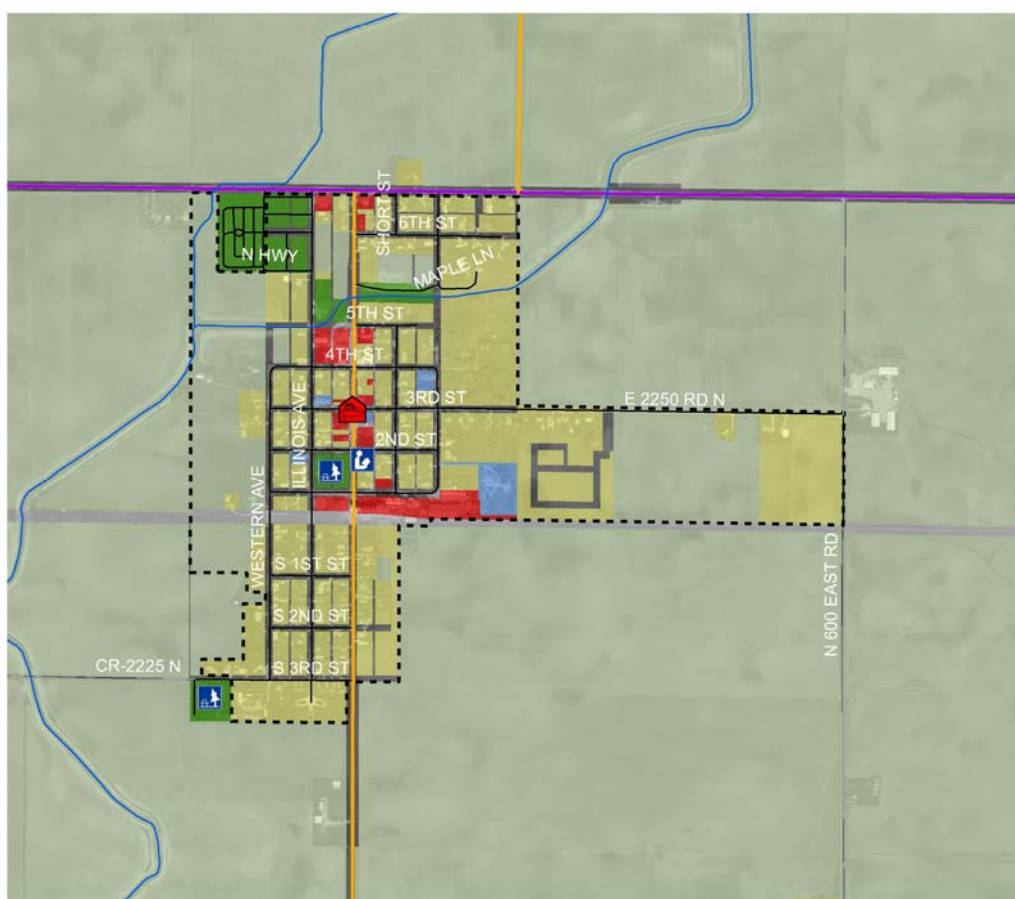


Deland is another compact community with little vacant land between occupied residences and businesses. Commerce in Deland is centralized along IL-10. The part of Deland that lies to the south of the inactive rail line is dense residential without other land uses except for a school that has been converted into apartments and associated park. The north side of Deland contains a cemetery, a small number of commercial uses, and Goose Creek, which runs from east to west. Two bridges span the creek. Deland has a County Forest Preserve within its boundary and is home to a Carnegie Library built in 1912.

Map 9-7:

Deland Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

0 0.125 0.25 Miles



Hammond lies in the south central part of Piatt County. Commercial land uses are predominantly located along US Highway 36 as well as near the intersection of the active and inactive rail lines. The active rail line presents a significant barrier though two at-grade crossings. Approximately half of the land within municipal limits is developed.

Map 9-8:

Hammond Existing Land Use

Piatt County, Illinois



Legend

Stream	Local Road or Street (Urban)	Agriculture
Interstate	Major Collector (Non-Urban)	Residential
Collector (Urban)	Minor Collector (Non-Urban)	Utility
Other Principal Arterial	Minor Arterial (Non-Urban)	Commercial
Minor Arterial (Urban)	Local Road or Street (Non-Urban)	Industrial
		Institutional
		Open Space

Production Date:
May 2008

0 0.125 0.25 Miles



Mansfield is located along Interstate 74 in the North Part of Piatt County. The dominant land use feature is the interstate interchange. Mansfield has experienced the greatest growth of the small villages within Piatt County. Residences span Newton Street to the east, reach towards the interchange at the north and line a portion of the interstate to the northwest, resulting in the loss of a compact village. Infill has occurred in the southwest part of the village, taking advantage of existing infrastructure. Commercial land uses are found near the interchange, in the center of the village, as well as along the rail line. Park space can be found at the county forest preserve property and areas associated with the schools.

Map 9-9:

Mansfield Existing Land Use

Piatt County, Illinois



Settlements

Six settlements exist within Piatt County: Galesville, La Place Lodge, Milmine, Pierson Station, and White Heath. These locales were built along rail lines and generally have grain elevators or another type of agricultural infrastructure. Land uses are almost exclusively residential except for agricultural related businesses. The settlement achieving the most growth is La Place in the southwest corner of the County.

County Zoning

Piatt County uses 9 zoning designations. The purpose and intents are provided below as written in the Piatt County Zoning Ordinance.

1. A-1, Agricultural District

2. AC, Conservation District

It is the purpose of the A-1 and A-C Districts to provide a means by which agricultural land may be protected and enhanced as an economic and environmental resource of major importance to the County.

3. RS Suburban Residential District

R-S, Residential Suburban: The R-S District is intended to provide low density single family dwelling use and to allow certain public facilities. The provisions of the R-S District are also intended to control density of population and provide adequate open space around buildings and structures in the district to accomplish these purposes

4. B-1, General Business District

The B-1 District is intended to provide for the specialized types of service business and commercial establishments, which due to their function and methods of operation are permitted uses only in this district.

5. I-1, General Industrial District

The I-1 District is intended for the purpose of allowing light industrial, basic and primary industries which are generally not compatible with residential or commercial activity.

6. I-A, Interchange Agricultural Subdistrict

The Interchange Agricultural District is established as a zone in which agriculture and certain related uses are encouraged as the proper use of lands best suited for agriculture, thus preventing the intermingling of urban and rural land uses.

7. I-RS, Interchange Residential Subdistrict

The Interchange Residential District is intended to provide residential uses and to allow business and industrial uses that do not detrimentally affect the primary residential nature of the district

8. I-B, Interchange Business Subdistrict

The Interchange Business District is established to assure the desirable development of high-quality highway user facilities with their related uses and other commercial enterprises.

9. I-1, Interchange Industrial Subdistrict (* all areas with this zoning designation have been annexed into Monticello)

The Interchange Industrial District is established to accommodate light industrial uses that are relatively “clean” activities such as the manufacture and storage of products within entirely enclosed buildings and which require freeway access and prestige frontage on a tract of land comprising one (1) acre or more.

Table 9-2: Piatt County Zoning Districts

Zoning	Acres	Percent Total
A-1	256,506.6	91.21%
AC	16,551.0	5.89%
B-1	217.9	0.08%
I-1	210.6	0.07%
I-A	69.5	0.02%
I-B	235.4	0.08%
I-RS	228.1	0.08%
RS	2,304.7	0.82%
Atwood	193.3	0.07%
Bement	485.8	0.17%
Cerro Gordo	429.3	0.15%
Cisco	202.3	0.07%
Deland	262.3	0.09%
Hammond	482.2	0.17%
Ivesdale	28.3	0.01%
Mansfield	344.1	0.12%
Monticello	2,467.9	0.88%
Incorporated	4895.6	1.74%

Champaign County GIS Consortium

Piatt County zoning designates 273,057.6 acres (97.1%) as A-1 or AC, which are intended to protect agricultural land, open space, wooded areas, streams, mineral deposits, and other natural resources from incompatible land use and as an economic and environmental resource. 2,304.0 acres (0.82%) are zoned as RS for suburban residential development and 4895.6 acres (1.74%) of the county falls within incorporated boundaries.

Land Market Values

Equalized assessed values (EAV) for property in Piatt County show little change in value, increasing by only 6.16% between 2000 and 2005. This suggests that demand for property is low in Piatt County compared to other areas in the state. While Piatt County residents are increasingly commuting to Champaign County, this trend is not currently at levels that will impact land values at the county level.

Table 9-3: Total EAV (Thousands of \$)

	2000	2001	2002	2003	2004	2005	Change (00-05)
Piatt	269,859	271,564	274,512	284,476	278,323	286,476	6.16%
Non-Collar							
Counties	50,112,777	52,431,138	54,840,512	57,257,541	58,161,149	61,488,925	22.7%
Illinois	204,178,018	220,330,253	240,809,532	259,727,001	277,898,235	303,038,485	48.42%

Land Use Trends

The 1970 Comprehensive Plan for Piatt County completed a land use analysis determining land use acreages for a collection of categories. At that time, the land use analysis was completed through a field survey of the county. The current method involved aerial photo interpretation as well as a field verification survey for questionable parcels. Direct comparisons are affected by the two different methods, however data is still informative. Total acreages differ by 11,065.6 acres (267,062.2 and 278,127.8) due to the change in survey method and the use of GIS data. The greatest change, between 1968 and 2007, was an increase of 5,146.6 acres of residential land. Not far behind is an increase of 3,420 acres of agricultural land use.

Table 9-4: Piatt County Land Use

	Acres 1968	Acres 2007	Actual Change	Percent Change
Agriculture	259675.8	263095.8	3420.0	1.32%
Residential	2447.0	7593.6	5146.6	210.32%
Commercial	70.9	663.5	592.6	835.83%
Industrial	1915.9	1269.0	-646.9	-34.57%
Open Space	2953.5	5505.9	2552.4	86.42%

CCGIS, Piatt County Assessment Office, Piatt County 1970 Comp. Plan

Key Findings

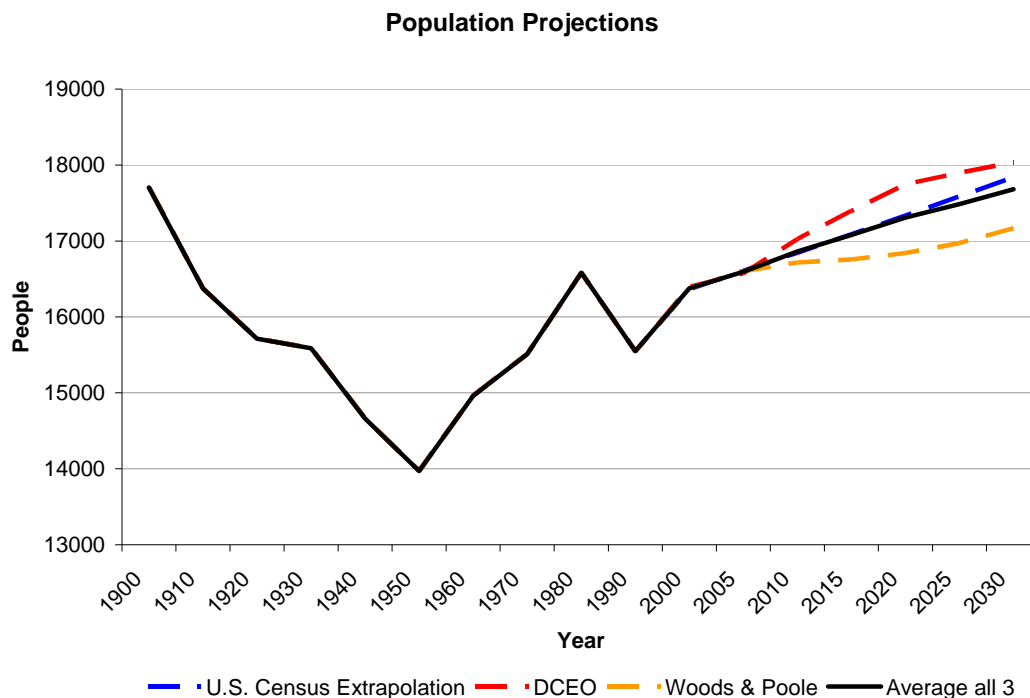
- Agriculture is the dominant land use in Piatt County.
- Rural Residential land uses are becoming increasingly common, and are primarily located in Sangamon and Willow Branch Townships.
- Commercial land use growth has generally located within the municipal limits of Monticello.
- Little growth has occurred within smaller villages since 1970.
- The growth that has occurred is likely a result of interstate interchange location.
- All villages have meeting facilities.
- All villages have recreation areas.

Plans for Land Use and Land Capability

The Comprehensive Plan is not a precise projection of future development and land use in Piatt County. Even though we plan for the future, we must realize that growth is determined more by market forces than local government actions or plans. Long term strategic plans help as a guide for residents and government decision-makers, but do not guarantee the desired result. Cooperation between government officials, residents, and developers is an essential step in realizing planned futures.

This section answers three specific questions. How much development is to occur? Where will development occur? What form of development will take place? Population and employment projections are used here to answer the first question, and help to form reasonable scenarios of the future. The second question is answered through land use analysis that provides appropriate locations for development to occur based on inherent characteristics and existing development in Piatt County. The Future Land Use Map is the result of the analysis and uses goals and objectives, projections, public participation, and data analysis to develop a desirable future. The third question is answered by a series of land use descriptions and that articulate concerns about specific types of development. Concerns include impact on infrastructure, impact on the environment, mobility, preservation, and character. These concerns are an important part of development, though often not implemented until it is too late in the process.

Population Projections



Issues in Land Use

The following issues were derived from input received during the planning process. Residents of Piatt County identified concern for a large number and wide range of land use related issues. The majority revolve around agriculture, industry, and development trends. Residents wish to maintain the rural and agricultural character of Piatt County and perceive development and the increase of large farms as having a negative impact. Rural residential development has increased in the recent past and converted farmland to other uses. While residents generally agree that industrial development would be good for Piatt County, concerns about location and impact on the environment often overwhelm discussions regarding potential development. Opportunities likely exist for increased specialization in agricultural related industries which residents view as helping rural areas without the perceived negative impacts of other types of industrial development.

Residents appreciate the need for new residential development, but are concerned about the impact that it is having. Residences are increasingly spreading outwards from municipal limits, resulting in greater impacts on infrastructure especially roadways. Transportation options other than automobiles are nearly absent in these areas.

Residents are content with the amount of park space and recreation in Piatt County. Scenic qualities include unobstructed views of the horizon, slight rolling topography, and waterways.

- Preserve farmland
- Large farms are eliminating the next generation of local farmers
- Development is taking over farmland
- Rural housing developments are detrimental to agriculture, prime farmland, the environment, rural character, and existing infrastructure.
- Opportunities are not sought enough for agriculture related industries
- Development and large farms are taking away from environment
- Natural areas are taking land out of production
- Wildlife habitats are being bisected by development
- Existing industries respect the environment; wish that potential new industries respect the environment as well.

Best Management Practices

- Residences should be grouped to form functional neighborhood units rather than sprawling patterns of development that have few supporting community uses like grocery stores or day care centers.
- Cluster development is a tool that identifies critical aspects of the landscape or character of a site and seeks to minimize visual and environmental impacts.
- Mixed use developments are the inclusion of residential, commercial and other uses that produce diverse and convenient communities.

- Planned developments are used to design neighborhoods with greater specificity to ensure appropriate housing mixes, densities, and supporting community uses.
- Preserve areas near municipalities for future urban growth.
- Direct residential commercial and industrial growth to incorporated areas where appropriate infrastructure and services already exist.

Goals and Objectives

Numerous goals and objectives that have been created are applicable to the land use chapter. The strategies identified for future land use are intended to work in concert with all goals and objectives though not all are listed in this section. Below are Goals and Objectives that were adopted under the land use heading.

Goal 1: Use land for the affordance of employment, residence, and recreation while ensuring the capacity of that land to be used in such ways indefinitely, while recognizing individual landowners' rights.

Objective 1.1: Develop land in densities and patterns that are consistent with the long-term continuation of agriculture as a primary land use.

Objective 1.2: Allocate adequate commercial, industrial, and residential acreage to meet future needs while minimizing conflicts between these and other land uses.

Objective 1.3: Concentrate growth and development within the County's municipalities rather than rural parts of the county to use existing infrastructure, provide appropriate service, and reduce negative impacts and costs associated with development.

Objective 1.4: Preserve areas that are environmentally sensitive or provide natural services.

Objective 1.5: In planning for future community growth areas, seek to avoid unnecessary conversion of agricultural land to non-agricultural land-uses.

Objective 1.6: Approve development projects subject to existing or planned public facilities and utilities.

Objective 1.7: Encourage all developments to have pre-annexation agreements and/or annexation to municipalities when within the one and one-half mile extraterritorial jurisdictions (ETJ's).

Objective 1.8: Encourage planned development through pre-annexation agreements and/or annexation to municipalities with input from surrounding landowners and all surrounding jurisdictions.

Objective 1.9: Coordinate land use designations with soil and topographic characteristics, the protection of historical and natural resources, existing land uses, and the availability of public facilities.

Objective 1.10: Low Impact Development techniques will be used to protect the land and building construction waste management will ensure proper use and disposal of building materials.

Growth Assumptions

1. Growth will occur on at a rate similar to the average of projected population growth from Illinois DCEO, Woods & Poole, and U.S. Census Estimates.
2. Family sizes and structures will remain constant in Piatt County between 2000 and 2030.
3. Overall housing density (dwelling units / square mile) of minor jurisdictions (municipalities and townships) in Piatt County will remain constant between 2000 and 2030 with only a few exceptions.
4. Municipalities will continue to grow into unincorporated areas of Piatt County.
5. Employment to land use ratios will remain constant in Piatt County between 2000 and 2030.
6. Institutional land use will have little change even though there is projected employment growth.

Future Land Use Recommendations

Recommendations for Piatt County have been restricted to land outside of incorporated areas. Conflict occurs in the extraterritorial jurisdiction (ETJ) of municipalities with adopted comprehensive plans. In these areas, municipalities have planning jurisdiction while the County has zoning jurisdiction (currently only applies to City of Monticello). In ETJ areas, recommendations are limited and are intended to support Municipal Comprehensive plans by allowing municipalities to grow compactly, and not locating land uses that may cause nuisances to land uses planned by the municipality. In ETJ areas specifically, farmland preservation achieves County goals, and allows municipalities to grow when necessary. The Countywide Future Land Use Map should support other municipalities in developing their comprehensive plans.

Land Use Projections

Land use projections were calculated on a simple acres-per-resident calculation was used to find future needs for residential areas. The number was developed only for unincorporated areas based on existing population and housing density defined by the United States Census Bureau. Similarly, acres per employee were used to determine land required for commercial and industrial development. These calculations are much less accurate due to the great variability in commercial and industrial employment. The numbers are used to help locate potential sites though these will likely be established on a case-by-case basis, or simply proposed by a developer based on their own site selection criteria.

	1968	2007	2030	Change
	(acres)	(acres)	Projection (acres)	2007- 2030 (%)
Agriculture	259,676	263,096	262,100	-0.38
Residential	2,447	7,594	8,439	11.13
Commercial	71	664	803	20.93
Industrial	1,916	1,269	1,281	0.95
Open Space	2,953	5,506	5,506	0.00

Mapping Criteria

Determination of future land use includes a suitability analysis that uses spatial data to establish zones that have conditions appropriate for a desired development type. This analysis was completed for both residential and commercial/industrial development. The following conditions were considered for each analysis. Public input from the Comprehensive Plan workshop was also incorporated into the designation of land uses. Assets were determined for parks, but were not analyzed with a suitability analysis. No new park land is designated in the Comprehensive Plan update.

- Assets are conditions that indicate good suitability for a certain type of development.
- Constraints are conditions that indicate poor suitability for a certain type of development.

Components of Suitability Maps

Condition	Residential	Commercial Industrial	Parks	Agriculture
Within Municipal Limits	Asset	Asset	Asset	Constraint
Road Access	Asset	Asset	Asset	Constraint
Interstate Access		Asset		Constraint
Rail Access		Asset		Constraint
Wetlands	Constraint	Constraint	Asset	Constraint
Public Sewer	Asset	Asset		Constraint
100 yr Flood Plain	Constraint	Constraint	Asset	
Public Water Service	Asset	Asset		Constraint
Septic Suitability of Soil	Constraint			
Conservation Land	Constraint	Constraint	Asset	Constraint
Prime Farmland	Constraint	Constraint		Asset
Facility Planning Area	Asset	Asset		Constraint
Access to Groundwater	Asset	Asset	Asset	Constraint
Existing Residential	Asset	Constraint	Asset	Constraint

Future Land Use Descriptions

The Future Land Use Map is an image that represents both natural and man-made features of the county. Analysis and public input were used to attribute use of land in Piatt County that is desirable and appropriate. Appropriate uses are defined by carrying capacity of the land, current supply, and projected demand for land use types. Six land use categories described with both words and images create an image of future land use in Piatt County.

The Future Land Use Map is not a zoning map and the categories do not represent zoning districts. The Comprehensive Plan is used to help determine policy decisions related to growth, development, investment, and regulatory changes, which might include changes to zoning and subdivision ordinances. Current regulations and zoning maps are available at the Piatt County Zoning Department.

Residential Land Uses

Areas designated for future residential land use indicate areas that are suitable for the development of homes and that can support the uses and impacts associated with residential development. Residential development is split into three categories: urban, suburban, and conservation. Areas that have been included on the Future Land Use map include:

1. Existing developed residential land
2. Lots that are subdivided for residential development
3. Areas suitable for residential expansion based on suitability analysis and goals and policies set forth in this plan.

High Density (Urban) Residential - Land use in urban areas is predominantly residential. These include both single family and multi-family residences, avoiding clustering of one type. A mixture of residence types eliminates pockets of wealth/poverty, reduces tendency for multi-family residences to be placed in undesirable locations, and can help maintain community cohesion by allowing residents to change their housing situation, without moving out of the neighborhood. Commercial properties are concentrated in center town areas with some neighborhood services spread through residential areas if larger than 1-mile in circumference. Urban residences are on compact lots divided by a grid network of streets and alleys. Individual blocks are cohesive units by emphasizing auto access through alleys. Roadway width is used to signify appropriate speeds. Pedestrians and bicycle traffic is directed to sidewalks and bike lanes, respectively, in high traffic areas. Places with very low traffic may encourage pedestrian traffic on streets.



Medium Density (Suburban) Residential - Land uses in suburban areas are predominantly single family residential. Other compatible uses may include civic, institutional, and park uses. Commercial development is limited to those that will be primarily supported by business from the surrounding neighborhoods. This might include a small corner grocery, day care, or post office. This type of development creates community connectivity by integrating neighborhood services into design.



Conservation Residential - Residential development is common in rural areas that have natural and other visual amenities. The protection of these unique areas is important for maintaining rural character and ecological systems. Elements of particular importance are view sheds, buffers on stream and drainage corridors, steep slopes, environmental corridors, farmland and transportation.

The primary objective of rural development can be to minimize the total amount of disturbance and impact. Natural features such as tree lines and steep slopes are often used to identify boundaries. This helps to maintain the natural appearance of the landscape. Building setbacks include buffers from steep slopes, streams or wetlands, ridge lines, and prime farmland. These guidelines are especially helpful in siting development on large tracts. Rather than permitting development on any part of a 20 acre tract, structures may only be built where important rural characteristics are not impacted or the development is concealed by rural characteristics.

Higher density developments that move away from municipal limits contribute to issues synonymous with the term sprawl. This includes dominance of transportation by private automobiles, lack of centralized planning, fiscal disparity, and segregation of land uses, among others. Measures can be taken to address the problems of sprawl, and encourage close-knit, healthy communities. Coordination between municipalities and the county will help address problems related to mixing of jurisdiction and unlimited outward growth. The County Comprehensive Plan can be used as a base framework in coordination with Municipal Comprehensive Plans. Multimodal transportation infrastructure can be included in rural residential areas that connect these areas to transportation hubs as well as local towns where residents might go for daily commercial goods.

Conventional Development

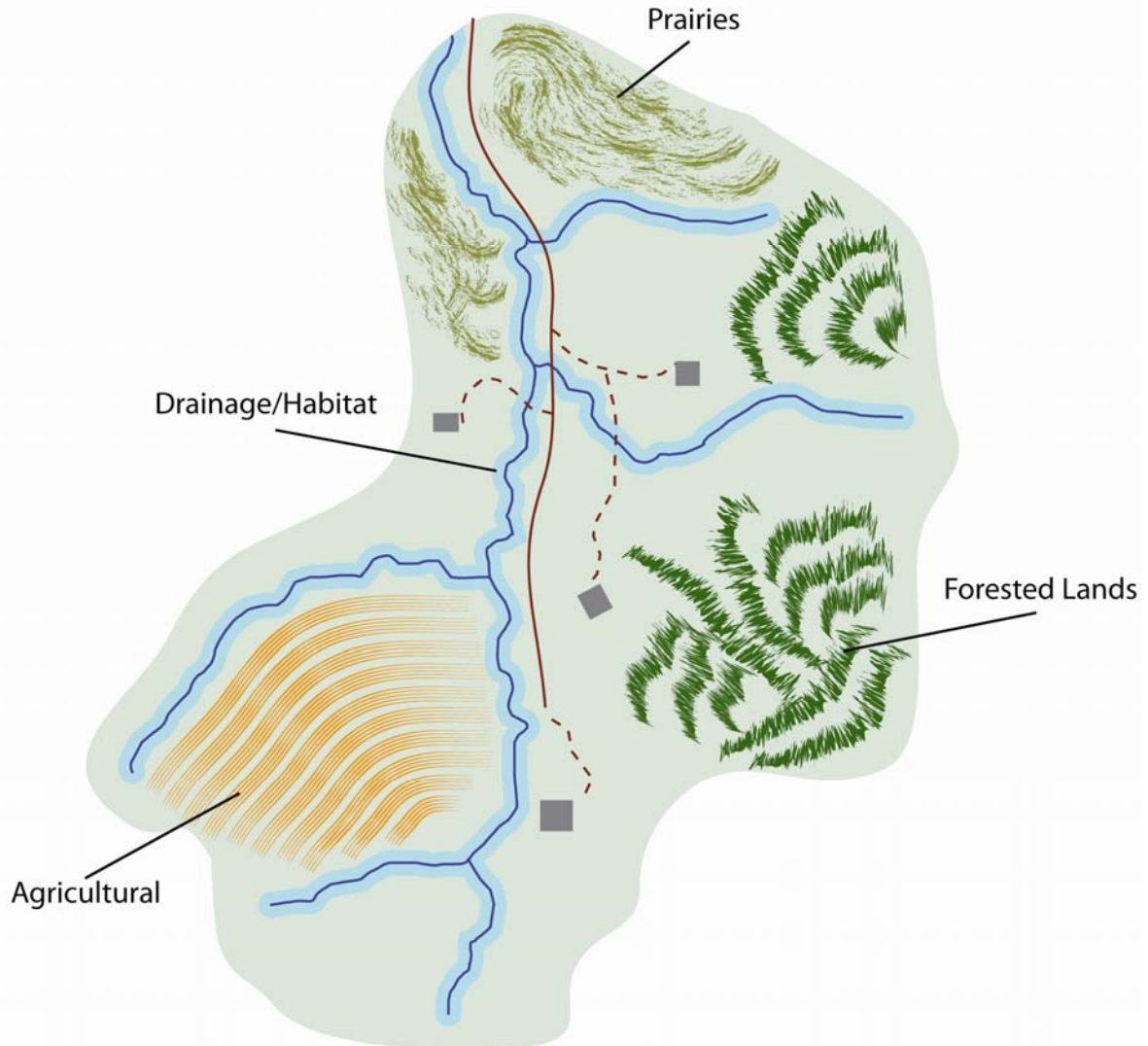


Conservation Design Development



Existing residences shown as dark rectangles, new development shown as lighter rectangles

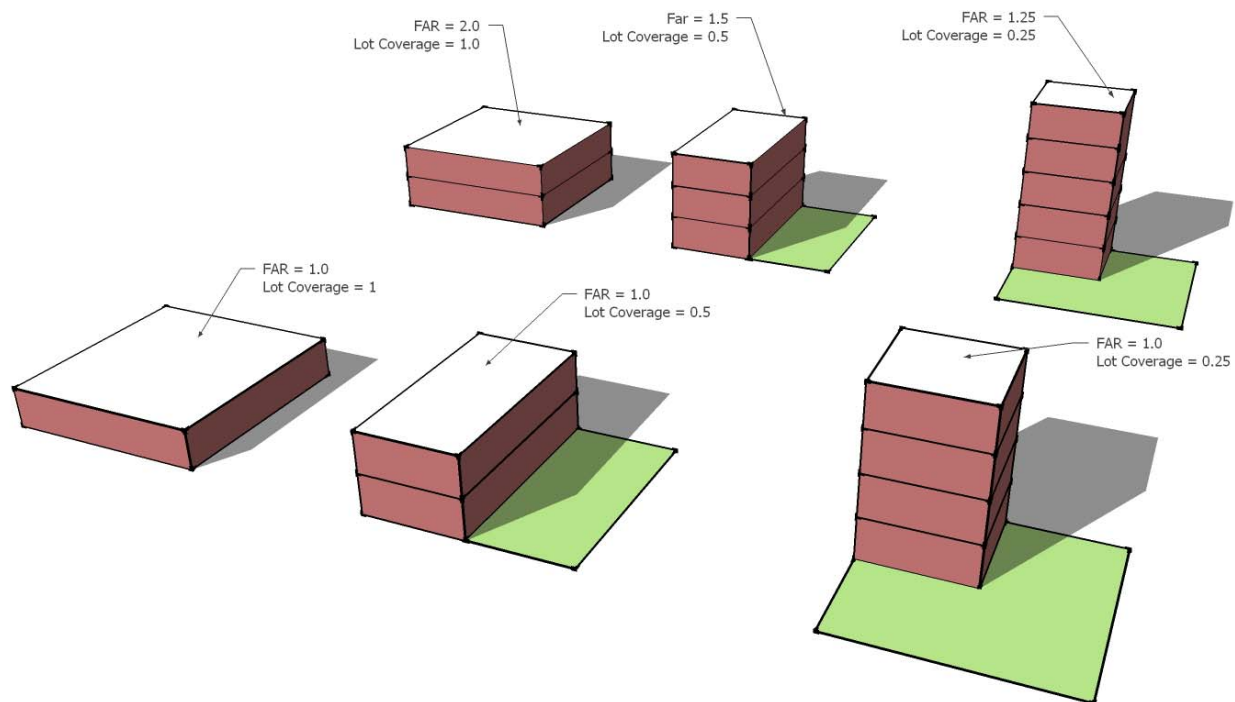
Low Density (Rural) Residential – Low density and suburban residential development is often linked to sprawl and the problems associated with sprawl. This includes dominance of transportation by private automobiles, lack of centralized planning, fiscal disparity, and segregation of land uses. However, Piatt County as predominantly residential, values its variety of residences and the rustic living that rural housing provides. The extremely limited amount of low density development projected for Piatt County effectively eliminates some of the problems associated with sprawl. However, other characteristics of development including the maintenance of rural character, agriculture, and the environment are impacted. Lot development and design can address or resolve these types of issues if introduced at the design level before approvals are granted. On the site development side, drainage and pollution can be addressed through low impact development techniques. Site selection aspects include preserving habitat, open space, and agriculture. Technology can also play a major role as is occurring now with no cut-off lighting. This directs light to desired location and effectively limits the light source from lighting other areas.



Commercial / Industrial

The future land use map includes the determination of existing and future commercial / industrial development. For rural communities, it can be difficult to determine appropriate locations for this type of growth. Important issues that can be leveraged by the county are transportation, impact on farming, environmental impacts, and use of public water and sewer facilities. New and developing technology allows for small scale sanitary facilities and site development that minimizes impact on soil, drainage, and environmentally sensitive areas. Controls for commercial development include Floor Area Ratios (FAR). FAR is a tool that helps control height of buildings and open land area to fit within the neighborhood context. Lot Coverage is another tool that measures land use intensity by representing the portion of a site occupied by a building in relation to the entire area of the lot. New industrial and commercial development should be considered only on a case-by-case basis determined by the goals, objectives, and policies of the Comprehensive Plan.

- Commercial uses include those defined in the zoning ordinance.
- Industrial uses include those defined in the zoning ordinance.

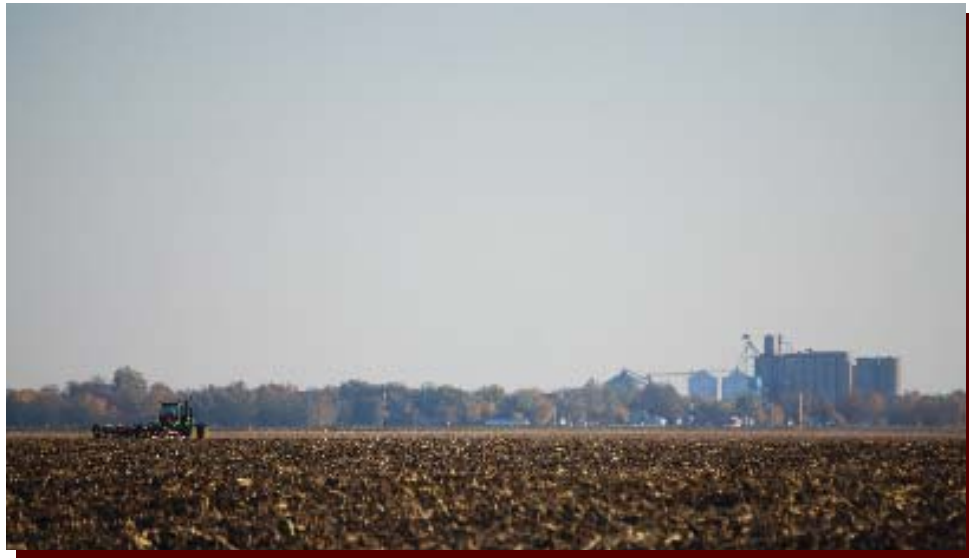


Institutional

Institutional areas include land where public facilities exist or are to be located. These include government, educational, and religious facilities. Efforts can be made to mitigate nuisances and provide appropriate and efficient supporting infrastructure in these areas.

Agricultural

The agricultural designation includes soils rated as best prime farmland and is intended to preserve and enhance land for crop production. More intense agricultural uses such as livestock operations are also found in this area, but are located to minimize conflicts with adjacent uses. Rural Residential development occurs in two different patterns. Cluster development that uses design techniques to efficiently use land while minimizing all impacts of the use. Large lot development allows land owners to use their land but helps to control the rural and scenic character of rural lands.



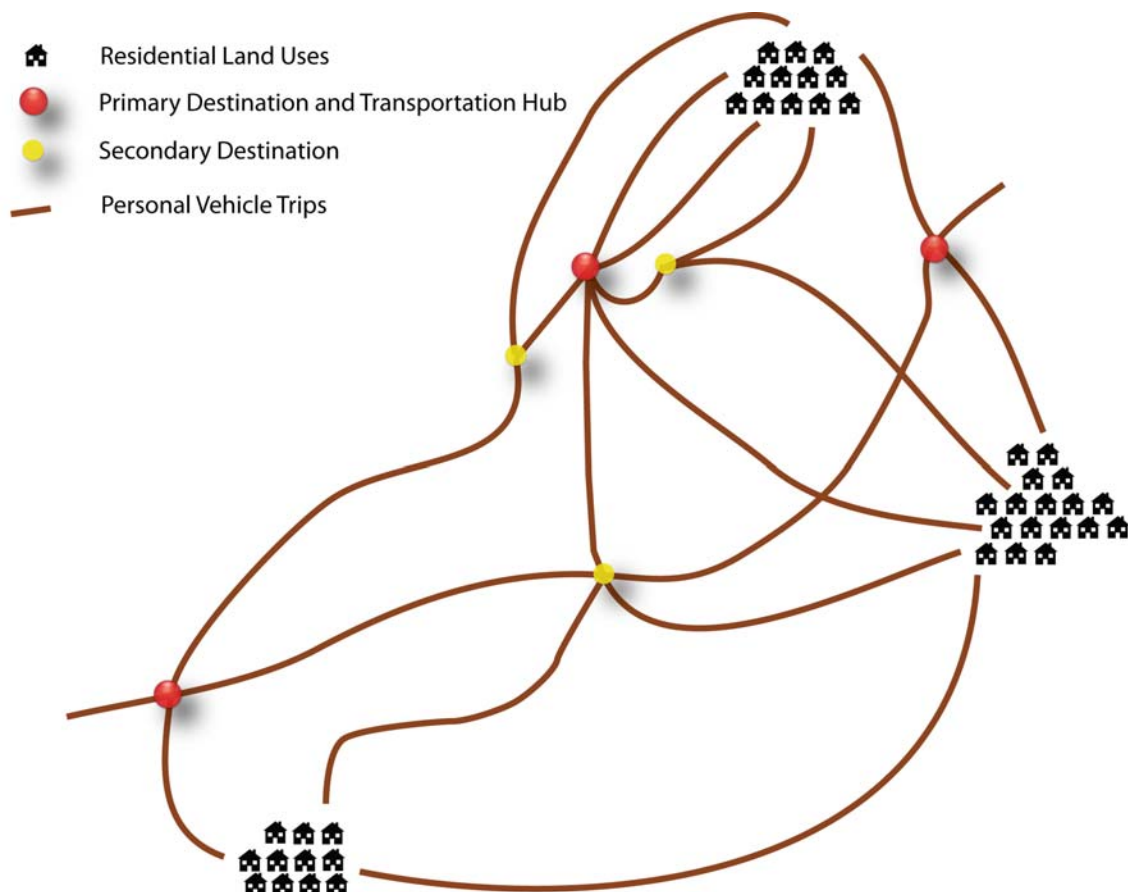
Transportation

Mobility Hub – Transportation hubs create the structure for maximizing alternatives to single occupant vehicle travel. The hubs connect multiple transportation options allowing commuters to use the most efficient mode for the maximum amount of their journey. This could begin with constructing park and rides that are connected to residential areas by trails. Eventually, transit systems could be routed through these areas to maximize efficiency. It is generally accepted that land development determines the availability and modes of transportation. Developing multi-modal connections with the development reverses this determination and provides residents of Piatt County with the ability to choose and use efficient and economical transportation options.

Trails – Linking residential centers to transportation hubs and other activity centers is the backbone of alternative transportation options. These connections are essential for conservation developments that establish higher densities in areas that do not have supporting infrastructure as might be found in urban settings. Trails can range from striping on roadways to dedicated paths and should also link residential developments to centers of commerce and points of interest. Providing residents with an appropriate option other than personal automobiles can be a goal for all residential development.

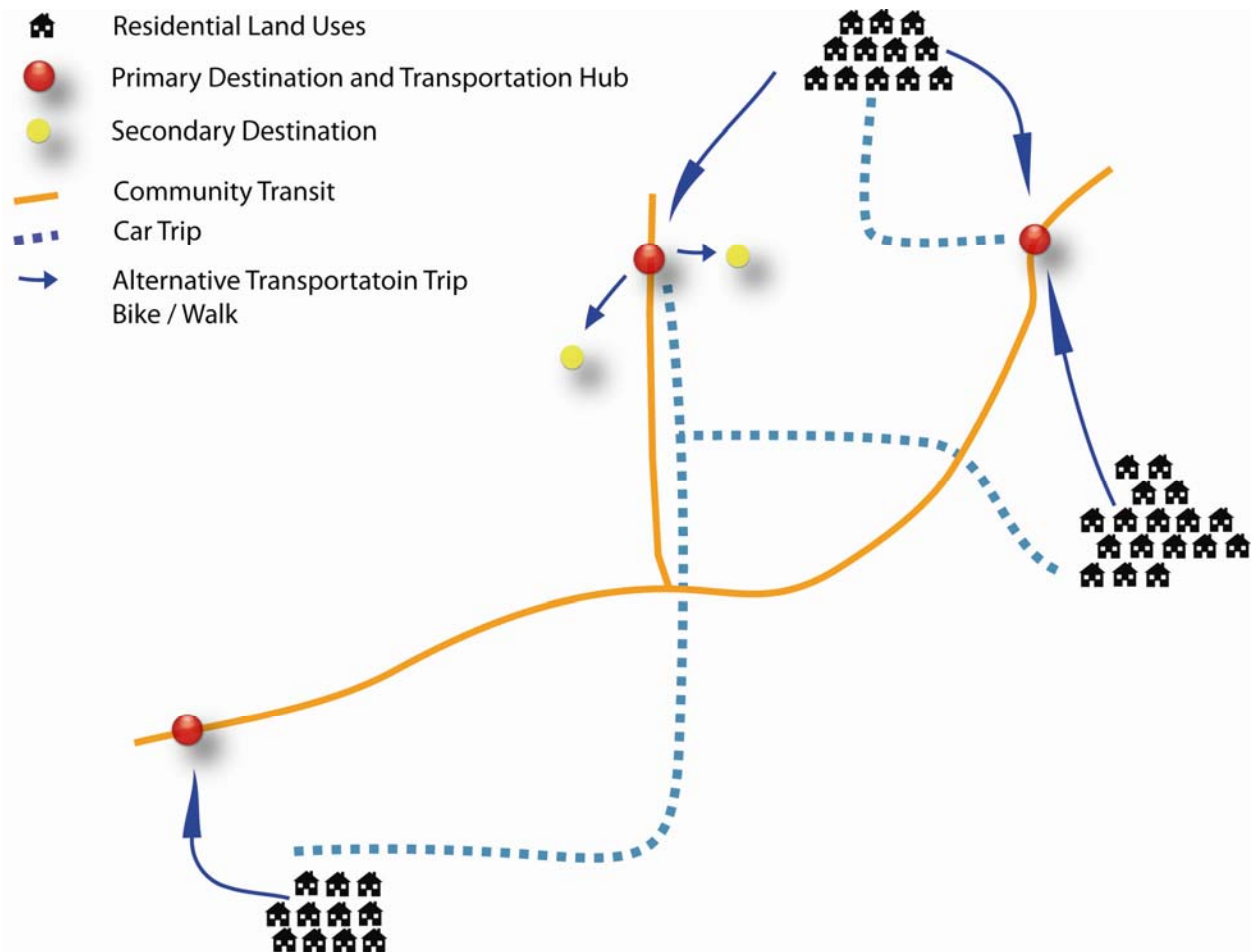
Standard Transportation Concept Map

Standard transportation planning connects all varieties of destinations through road networks that primarily support personal vehicles. The concept map below shows a transportation network focused on personal vehicle trips.



Transportation Hub Concept Map

Transportation hubs allow better utility transportation options that encourage alternative travel modes. These options will become increasingly important as personal vehicle trips become more expensive.



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