



FUTURE LAND USE

The Local Land Resource Management Planning Act (50 ILCS 805/3.B), states that the plan must include “a map of existing and generalized proposed land use...”. The Future Land Use Map and associated land use policies are intended to inform and guide Champaign County decisions regarding land use within the County.

The Future Land Use - 2030 Map builds upon existing land use and other spatial data presented in the Existing Conditions and Trends section. The Land Use Management Areas Map provides a spatial context and specific resource management areas for LRMP policies.

Existing Land Use

In 2007, an existing land use map was developed for the LRMP. The countywide inventory used aerial photographs, Geographic Information Systems (GIS) and Champaign County Tax Assessment records. The map uses an assigned land use classification to each tax parcel in the County and combined these uses into 11 generalized land use categories (see Table 1). Since the existing land use is based on parcels, existing rights of way are not included in the total acreage of land use. The entire County is 638,528 acres, while land use acreages summed to 628,184 acres.

Table 1: Land Use Generalizations

Generalized Land Use Category	Land Use Description
Single Family Residential	Developer-Held Residential Lot (reduced value) Single Family Rental Dwelling (including vacant lots)
Multi-Family Residential	Duplex Rental Dwelling Apartment – 3 to 7 Dwelling Units Apartment – 8 or more Dwelling Units Group Home, Fraternity, Sorority Condominium Rental Dwelling
Mobile Home Park	Mobile Home Park
Industrial	Industrial Developer-Held Industrial Lots Railroad
Quarry and Mining	Quarry and Mining
Commercial	Commercial Developer-Held Commercial Lots Hotel or Motel Veteran or fraternal organization
Utilities	Communication and Utilities
Public/Institutional	Schools; places of worship; airport; government property
Public Open Space	Forest Preserve District or park district property
Private Open Space	Subdivision open space, commons area; private golf course
Agriculture	Agriculture Agriculture with owner occupied residence

Land use acreage totals were generated for the entire County as well as for areas solely outside of corporate limits for municipalities with comprehensive plans (see Table 2). Agriculture is the dominant land use, comprising 527,266.3 acres or 97.46 % of the unincorporated area. Residential land use makes up the second largest land use at 7,565.5 acres, 98.7 % of which are single family residences. Public open space and public institutional land use comprise a large portion of the remainder. The University of Illinois is the primary owner of public/institutional land in Champaign County.

Table 2: Existing Land Use 2007

	<u>Champaign County</u>		<u>Unincorporated Champaign County</u>		<u>Percent of land use located in the unincorporated area</u>
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>	<i>Percent</i>
Single Family Residential	21,347.69	3.40	7,468.26	1.38	34.98
Multi-Family Residential	1,723.77	0.27	6.28	0.01	3.64
Mobile Home Park	577.33	0.09	18.36	0.03	3.18
Commercial	8,729.02	1.39	575.92	0.11	6.60
Industrial	948.94	0.15	90.92	0.14	9.58
Quarry and Mining	405.06	0.06	6.88	0.01	1.70
Utilities	285.43	0.05	91.4	0.14	32.02
Public/Institutional	9,378.89	1.49	1,590.57	0.29	16.56
Public Open Space	4,849.02	0.77	2,426.31	0.45	50.04
Private Open Space	2,662.98	0.42	248.71	0.05	9.34
Agriculture	577,275.9	91.90	527,266.3	97.46	91.34

Source: CCRPC

Future Land Use Demand

The development of the LRMP Future Land Use - 2030 Map included an analysis of future demand for land use. This analysis is primarily concerned with agricultural, residential, commercial, and industrial land uses as well as the potential for projects of regional impact. Residential and non-residential land use demands are based on population and employment projections as they relate to existing quantities of land use.

Residential Land Use Demand

The residential land use category includes single family, multi-family and manufactured home development, though the majority of residential development in unincorporated areas is expected to be single family. Demand for housing was determined only for unincorporated areas in Champaign County. Population projections by township were established using a linear projection method primarily using population growth from 1990 to 2000. These dates were used because of their close representation to the type of growth that is expected over the next 20 years. To determine population changes in rural Champaign County, urban influences, including higher density living and annexation of unincorporated areas, were calculated by a similar linear projection using urban/rural split data from the 1990 and 2000 decennial censuses. Once the change in rural population was determined for 2000 – 2030, the number was translated into housing units based on trends for population per housing unit (see Table 3).

Table 3: Residential Land Use Demand by Township

Township	Increase Rural Housing Units 2000-2030
Ayers	-
Brown	-
Champaign ¹	211
City of Champaign	-
Colfax	-
Compromise	-
Condit	-
Crittenden ²	10
Cunningham	-
East Bend ²	10
Harwood ²	4
Hensley	43
Kerr	-
Ludlow	30
Mahomet ¹	41
Newcomb	93
Ogden	42
Pesotum	-
Philo ²	2
Rantoul	-
Raymond ²	6
Sadorus	-
Scott	-
Sidney	64
Somer	75
South Homer	32
St. Joseph	66
Stanton	-
Tolono	-
Urbana	-
Champaign County	729

Table 3 Notes:

¹ Units not included in the total. Projected growth will occur in currently unincorporated areas, and is expected to be annexed by municipalities in these townships.

² Projected increases are not included on the map due the small amount of growth that is expected.

This method of determining residential demand results in an estimated additional 729 housing units in the unincorporated areas of Champaign County between 2000-2030. Based on these township level projections, the majority of the housing units are expected to be located in Champaign, Newcomb, Sidney, St. Joseph, and Somer Townships. A number of townships are shown as having no growth. This does not mean that new residential development is prohibited; only that the calculations indicate that it is less likely to occur.

The strict numerical projections included trends of no growth and negative growth as reflected through population fluctuations. Fluctuation in housing stock is less volatile than fluctuation in population and is therefore removed from the housing unit analysis. The results of the residential demand projection follow recent development trends from 2006 - 2008 as shown in Table 4. Development of an average of 37 single family homes annually in the unincorporated area will reach the 729 additional units by 2030.

Table 4: Residential Building Permits Issued in Unincorporated Champaign County

	Number of Units		Units Added							
	1990	2000	2001	2002	2003	2004	2005	2006	2007	2008
Unincorporated County	12,862	13,356	149	199	215	186	113	56	52	46
Single Family Units	8,669	9,406	139	151	209	186	113	56	52	46
Multi Family Units	4,193	3,950	10	48	6	-	-	-	-	-

Source: Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch

Estimating the acreage required for this amount of residential development draws on recommended policies and existing regulations. For the purposes of this calculation, we assume that the minimum lot size is one acre (established for septic capacity) and the maximum is 3 acres. In unincorporated Champaign County, the maximum restriction only applies to areas of *best prime farmland*. This designation has been given to approximately 77 percent of the total land area and is, therefore, the primary policy set used for the calculation.

By 2030, it is expected that 729 new residences will consume approximately 2,187 acres (0.34% of the unincorporated area). Assuming all new residential development occurs on best prime farmland and implementation of one new residence per 40 acres (by-right) policy developed in the Land Resource Management Plan, 26,973 acres (37 acres per new residence) of best prime farmland would be conserved (3.9% of unincorporated area). This can be compared to 24,786 acres for a strict 2 per 40 allotment and 22,599 for a strict 3 per 40 allotment.

Non-Residential Land Use Demand

Non-residential development includes commercial and industrial land uses. Similar to the method of determining residential land use demand, projections and land uses in the unincorporated area were used. Employment projections from the Illinois Department of Commerce and Economic Opportunity were used along with existing land use acreages to determine the number of jobs per acre of non-residential land use. The proportion of land located in the unincorporated area was then applied to projected employment growth to determine the amount of land that would be needed to support that increase.

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

Since employment categories and land use categories do not match, some categories were combined to make the projection. Employment categories for Construction, Manufacturing, Transportation, and Wholesale Trade were combined to calculate employment on industrial land uses, while Retail Trade, Finance, and Services were combined for Commercial land uses. The employment projections and share of land use in the rural areas indicate an increase of 232 acres of commercial and 31 acres of industrial occurring by 2030.

Several land uses are not included in the employment analysis due to the lack of a connection between employment and land use. For example, land use designated for utilities is not dependent on the number of employees. This designation applies to electrical substations and natural gas facilities where employees are not posted on a daily basis.

- **Agriculture:**
While farm employment is directly related to farmable land, the increase in agricultural services employment does not correlate with increased agricultural land use. It is expected that agricultural land will remain the same rather than increase with related employment.
- **Utilities:**
Utility infrastructure in Champaign County is relatively stagnant and does not fluctuate with increasing employment. A small increase can be expected, but not enough that warrants an in-depth analysis.
- **Public/Institutional:**
The public/institutional land use designation for the unincorporated areas of Champaign County primarily falls under the ownership of the University of Illinois. This includes agricultural research plots to the south of the Campus as well as other resource management study areas like Trelease Woods. Employment in this sector is closely tied to the University; however, change in land use is not. Expansion of the University's land assets is perceived to be minimal at this time. An increase in housing in the rural areas may create a greater demand for schools and fire stations; however the extent of this demand will likely be determined by district entities.

LAND USE MAP SERIES

LRMP Land Use Management Areas Map

The correlation between objectives and policies, and geographic characteristics of Champaign County is formed in a complementary map to the LRMP Future Land Use - 2030 Map. The LRMP Land Use Management Areas Map uses geographical differences identified in policies to spatially define the extent of policies. Only those objectives and policies with explicit spatial limits are intended to be accompanied by this map. Objectives and policies without spatial limits either apply universally, or need further study to determine their applicability. Once Land Use Management Areas were defined, land use classifications were designated and located on the LRMP Future Land Use - 2030 Map.

Land Use Management Areas

Land Use Management Areas are based on recommended objectives and policies which have inherent geographical differences. Those policies written so as to only apply in specific physical locations were identified and grouped to create “Management Areas” or “Policy Areas”. The term “Management Area” is used to express the spatial component of the recommended policies. The term “policy area” is synonymous, but emphasizes the connection to recommended policies. Land Use Management Areas are primarily split between urban and rural while natural areas have a series of unique circumstances which make policies applicable in both urban and rural Land Use Management Areas. Specific policies were created for natural areas in urban Land Use Management Areas and for natural areas in rural Land Use Management Areas, even though they are connected across political boundaries. The Land Use Management Areas Map generalizes locations where recommended policies may be applicable rather than drawing hard lines. Further analysis is anticipated prior to formal decisions. A series of administrative boundaries are also included on the Land Use Management Areas Map which are subject to change and should be updated on a regular basis.

o **Rural**

Rural Land Use Management Areas include the following sub-management areas and specific policies:

- **Best Prime Farmland** - Future land uses in the Best Prime Farmland Management Area may be allowed *by right* or as a *discretionary development* that serves agriculture or an important public purpose, minimizes conversion of *best prime farmland*, and achieves a rating of *well-suited overall*. *Best prime farmland* may contain natural areas, and in those instances, other policies also apply. The Best Prime Farmland Management Area is mapped using map units from the *Soil Survey*. Implementation of policies in the Best Prime Farmland Management Area will be at the parcel level.

Related policies include: 4.1.3, 4.1.6, 4.1.7, 4.3.2, 4.3.5

- **Non Best Prime Farmland** – Future land uses in the Non Best Prime Farmland Management Area may be allowed *by right* or as a *discretionary development* that serves agriculture or an important public purpose, minimizes conversion of *best prime farmland*, and achieves a rating of *suited overall*. Non Best Prime Farmland is mapped using map units from the *Soil Survey*. Implementation of policies in the Non Best Prime Farmland Management Area will be at the parcel level.

Related policies include: 4.3.1

Note: The Appendix contains defined terms, shown as italicized text in this Chapter.

- **Existing Natural Areas** – Management of land uses in this area seeks to avoid loss or degradation of areas representative of the *pre-settlement environment*. The management of existing land uses is left to the discretion of the property owner while new *discretionary development* may be required to provide special consideration in these areas. The extent of this Management Area includes existing, known natural areas either designated by the State of Illinois, or through other County recognized programs. Currently, only known areas which fit the *pre-settlement environment* definition are included. As development and surveys are produced in the future, natural areas may be identified on a sub parcel level. In this case, policies would only apply to the areas which have been identified.

Related policies include: 8.6.3

- **Areas which may contain Natural Areas** – Management of land uses in this area are dependent upon the discovery of areas representative of the *pre-settlement environment*. Soil characteristics provide evidence of past groundcover, and are therefore used to help determine the *pre-settlement environment* and generally represent the extent of the stream corridor and adjacent banks and habitat. Existing wooded areas of ten acres or greater are also included in areas which may contain Natural Areas. As with the Existing Natural Areas Management Area, the management of existing land uses is left to the discretion of the property owner while new *discretionary development* may be required to provide special consideration in these areas. This special consideration will only be required when locations are determined to be representative of the *pre-settlement environment*.

Related policies include: 8.6.1, 8.6.2, 8.6.3, 8.6.4, 8.6.5, 8.6.6

- **Parks and Preserves** – Management of land uses in this area includes parks and land directly adjacent to parks and preserves. Policies seek to minimize disturbance to parks and preserves from *discretionary development* on adjacent land. *Discretionary development* may be required to provide special consideration if the potential for disturbance is determined. Areas in this Management Area include only existing parks and preserves that are located outside of incorporated areas.

Related policies include: 8.7.1

- **Mahomet Aquifer** – Management of land uses over the known expanses of the Mahomet Aquifer is concerned with quality, availability of water and maintaining a sustainable source of water. Concerns should be addressed through regional efforts with the aid and cooperation of Champaign County. The area included is based on an approximate understanding of where the Mahomet Aquifer is located.

Related policies include: 8.1.2, 8.1.3

- **Area of Limited Groundwater Availability** – Management of land uses above areas of Limited Groundwater Availability is concerned with land uses which require the use of on-site water wells. The policy related to this Management Area states that *discretionary development* will not be approved unless an adequate water supply is reasonably assured. The extent of this Management Area is defined as areas other than above the Mahomet Aquifer, and these areas are based on an approximate understanding of the Mahomet Aquifer location.

Related policies include: 8.1.1

- **Floodplain** – Recommended policies do not use the 100-year floodplain as a guide. The area is included on the map because it is important to established regulations.
- **Streams and Lakes** – Recommended policies regarding surface water are concerned with the impact which other land uses have on streams. Therefore the policies apply to the entire County. The streams are mapped as important parts of the landscape and critical natural and habitat areas.
- **Entire Rural Management Area** – Policies that specifically apply to new *discretionary development* throughout the Rural Land Use Management Area.
Related policies include: 4.1.6, 4.2.1, 4.2.2, 5.1.4, 5.3.1, 5.3.2, 8.5.2

○ **Urban**

Urban Land Use Management Areas include *contiguous urban growth areas* surrounding municipalities that have sanitary sewer systems and unincorporated settlements. Incorporated areas are entirely outside of the jurisdiction of the Land Resource Management Plan and are represented by municipal corporate limits. Remaining unincorporated areas which have been surrounded by municipalities are included in the future municipal boundary designation. This is intended as the County encourages future annexation of these areas. Urban Land Use Management Areas include the following:

- **Contiguous Urban Growth Area (CUGA)**–
CUGA represents areas with multiple planning jurisdictions that are destined for urban type land uses. Area inclusion within a CUGA is largely dependent on physical feasibility and established planning for expanding sanitary sewer service. CUGA is defined as unincorporated land within the County that meets one of the following criteria:
 - Land designated for urban land use on the future land use map of an adopted municipal comprehensive land use plan, intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so).
 - Land to be annexed by a municipality and located within the service area of a public sanitary sewer system with existing sewer service or sewer service planned to be available in the near- to mid-term (over a period of the next five years or so); or
 - Land surrounded by incorporated land or other urban land within the County.

Since these areas in the County are planned for eventual municipal annexation and urban growth, future land use should reflect the relevant municipal comprehensive plan. Also expected is the continued effort by municipalities to actively seek and involve County residents in planning and development of areas in the municipal extraterritorial jurisdiction. The intent of the CUGA is not to suggest that any level of local government cede their state-granted right to zone and plan in overlapping areas by simply turning over decision making. The intent of the CUGA is to establish a better framework for cooperation, increasing the recognition and understanding of efforts throughout our local governments.

Related policies include: 5.1.3, 5.1.9

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- **Unincorporated Settlement** – Policies in the Unincorporated Settlement Land Use Management Area should reflect a compact and contiguous form of development. This applies to *discretionary development* in and directly surrounding unincorporated settlements. The policy expresses a desire to attempt to maintain the general form of and function of settlements when *discretionary development* is proposed.

Related policies include: 5.1.2b

- **Municipal Extraterritorial Jurisdiction without Sanitary Sewer** – Policies in this Management Area address *by right* and *discretionary development*. Municipal Comprehensive Plans give special treatment to these areas, identifying potential locations for development and describing strategic locations to help guide development patterns. These are often designated as ‘Future Planning Area’. The potential locations and strategic land use areas are not currently mapped by the County. The Land Use Management Areas Map recognizes the potential for the development of municipal plans in these areas by defining a separate management area. Achieving a greater level of collaboration could result in a County Future Land Use Map which includes the strategic locations as shown on municipal comprehensive plans.

In this management area, the county will balance consistency with Municipal Comprehensive Plans, suitability of development, and consistency with all relevant LRMP policies. This may require additional effort from the land owner / developer to meet all criteria. However, extra effort is not seen as inhibiting desirable development in this management area. Rather, it promotes appropriate and suitable impact on the site and the sites surroundings. The boundaries of the Extraterritorial Jurisdiction are subject to change while the policies will remain constant for the area between the CUGA and municipal ETJ without Sanitary Sewer. A protocol and agreement between the County and Municipalities would be useful for this area.

Related policies include: 5.1.4, 5.1.9

- **Entire Urban Management Area** - Policies that specifically apply to *discretionary development* throughout the Urban Land Use Management Area.

Related policies include: 5.2.1, 5.2.2, 5.2.3, 5.3.1, 5.3.2

LRMP Future Land Uses - 2030 Map

The LRMP Future Land Use - 2030 Map uses terminology that indicates land use. In the case of Rural Land Resource Management Areas, where continued agricultural land use is a significant part of the planning agenda, the predominant future land use is indicated as agriculture. While the predominant land use is agriculture, it is expected that other land uses will be established based on policies recommended in the LRMP. This expectation has led to a series of land uses that are predominantly agriculture, but will have different mixes of land use due to the relevant policy set (Management Area).

- **Primarily Farmland**

The “Primarily Farmland” land use series comprises the entirety of the Rural Land Use Management Area and a portion of the Urban Land Use Management Area. As the name implies, the primary land use expected in these areas is farmland. However, other land

uses (residential, commercial/Industrial, parks) are expected to locate in these areas as well. The ‘Primarily Farmland’ land use proposed here refers to a mix of agricultural, residential, and commercial / industrial land uses that make up the fabric of a rural landscape. The majority of recommended policies seek to maintain the agricultural working landscape. A selection of specific policies relate to the individual land uses.

- **Primarily Farmland (Best Prime Farmland)** – A Land Evaluation score of 85 or greater indicates soil as *best prime farmland*. Based on the recommended policies, few land uses other than agricultural will be located in these areas in an effort to maximize the amount of best farmland. Policies 4.1.6a, and 4.1.7 contain concepts that indicate only a certain amount of development should occur on *best prime farmland*. Management techniques include maximum lot sizes, limitations for lot subdivision, and no new residential *discretionary development* on *best prime farmland*. The reduction in by-right allowance from approximately 3 lots per 40 acres to 1 lot per 40 acres with a maximum of 4 lots intends to maintain large tracts of farmland and reduce the amount of conversion on best prime farmland.
- **Primarily Farmland (Non Best Prime Farmland)** – A Land Evaluation score of 84 or fewer indicates soil as Non Best Prime Farmland. Land uses other than agriculture may be located in this area to a greater extent than Primarily Farmland (Best Prime Farmland). Policy 4.1.6b explicitly states that *discretionary development* may be authorized on other than *best prime farmland* providing the potential for a number of other land uses in these locations.
- **Primarily Farmland (Woodland)** – This land use includes both Best Prime Farmland soils and Non Best Prime Farmland soils. It is designated as Primarily Farmland (woodland) because the areas may contain sensitive natural resources. Authorization of *discretionary development* is based on the Land Evaluation rating of the County LESA system. Additional requirements may apply to *discretionary development* if natural areas are found or have been previously been determined to be present. These requirements do not prevent development, but minimize disturbance caused by development in these natural areas. The Future Land Use Map excludes existing residential parcels from the Primarily Farmland (Woodland) land use because Policy 8.6.2 states that existing residential land uses are not subject to natural areas policies. Existing *good zoning lots* are also excluded in the policy, but the actual implementation of this will be determined at the time of regulatory adoption.
- **Primarily Farmland (Riparian Area)** – This land use includes both Best Prime Farmland soils and Non Best Prime Farmland soils. The Primarily Farmland (Riparian Area) identifies areas which may contain natural areas in the form of aquatic and riparian ecosystems. Policy 8.5.1 states that *discretionary development* will, when possible, preserve existing habitat, and enhance or restore degraded habitat. Also, Policy 8.5.2 states that new discretionary development will cause no more than minimal disturbance to the riparian area.
- **Primarily Farmland (Municipal ETJ without Sanitary Sewer)** – This land use is primarily rural in composition. Urban type land uses may be sited in strategic locations based on land use designations in adopted Municipal Comprehensive Plans. The overlap of planning jurisdiction will result in land uses which will

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predominantly remain rural and agricultural until a time when municipalities are able to provide reasonable services and land owners are willing to release their land for urban development.

○ **Rural Residential**

Rural residential land uses are defined through two categories: infill and projected. Rural residential development is a component of the Primarily Farmland land use and is given only a general spatial definition. Recommended policies define aspects of residential development based on the type of development and soil rating helping to define the rural landscape of Primarily Farmland. Since the policies are specific in this regard, precise location of residential development is currently unnecessary at a countywide scale. In the few cases where rural residential pockets are forming, a special study may be warranted to better understand the impacts and procedure for this type of development.

- **Rural Residential (Infill)** - Infill residential lots are based on existing subdivided parcels which have yet to be developed. These few locations are indicated on the map.
- **Rural Residential (Projected)** - The projected number of new residences is indicated on the Future Land Use Map by a number in the townships where growth is projected to occur. These projected new residences were calculated only for the future unincorporated area. The specific location of residential development is not identified. It is expected that future growth will follow trends of existing residential development in the unincorporated area.

○ **Commercial / Industrial**

In rural zoning districts, County Zoning regulations generally allow for only lower intensity commercial and industrial land uses. These would not require public sanitary sewer do not create traffic conflicts and are compatible with agricultural operations. Existing zoning and public input was used to determine desirable locations for commercial and industrial development.

- **US 150 between Champaign and Mahomet** - The U.S. Route 150 Study provides greater detail regarding the intended Commercial / Industrial development between Champaign and Mahomet.
- **I-57 Interchange at Pesotum** - This is a newly identified commercial / industrial area proposed by participants of the Land Resource Management Plan Workshops.
- **I-57 Interchange at Monticello Road** – existing zoning
- **I-74 Interchange at IL 47** – existing zoning
- **I-57 Interchange at County Hwy 20** – newly proposed
- **US 45 North of Urbana** – existing zoning

○ **Natural Resources**

Two land uses related to natural resources were defined to associate objectives and policies with spatial definition through the Land Management Area Map and Future Land Use Map:

- ***Primarily Conservation***

These areas are used for long-term conservation, enhancement, preservation, and protection of natural resources in and around Champaign County. Development does not occur in these areas due to voluntary restrictions placed on development rights through purchase, donation, transfer, or other legal means of conveyance.

- ***Parks and Preserves***

Publicly owned land, currently under some level of management which provide recreation or seek to maintain and enhance elements of the natural environment.

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