



CHAPTER 2: PLANS AND POLICIES REVIEW

Numerous existing plans and policies were considered when creating the Champaign County Land Resource Management Plan. Previous county policies and guidance, municipal comprehensive plans, and other documents all have bearing on LRMP policies for the County. A brief synopsis of relevant plans is provided below.

County Land Use Policies

The County Board adopted *Champaign County Land Use Goals and Policies* in 1977 to guide future decision-making regarding land use in the County. The document considers agriculture, residential, commercial, industrial, natural resource areas, transportation facilities, and utilities. The Land Use Goals and Policies were the only guidance for County Map Amendments until the Land Use Regulatory Policies-Rural Districts (LURP, 2001) were adopted on November 20, 2001 as part of the Rural Districts Phase of the Comprehensive Zoning Review project. The LURP were amended September 22, 2005, but the amendment contradicts the current Zoning Ordinance and cannot be used in concert with the current Zoning Ordinance. The LURP adopted on November 20, 2001 remains the relevant policy for discretionary approvals (such as map amendments) under the current Zoning Ordinance. Appendix 2 contains both the *Champaign County Land Use Goals and Policies* adopted in May 1977, the LURP 2001 and the LURP (2005).

The relationship of the 1977 *Land Use Goals and Policies* to the relevant LURP is as follows:

- Land Use Regulatory Policy 0.1.1 gives the 2001 Land Use Regulatory Policies dominance over the earlier Land Use Goals and Policies.
- The Land Use Goals and Policies cannot be directly compared to the 2001/2005 Land Use Regulatory Policies because the two sets of policies are so different. Some Land Use Regulatory Policies relate to specific types of land uses and to particular chapters in the land use goals and policies, while some of the Land Use Regulatory Policies relate to overall considerations and are similar to general land use goals and policies.

Policies in the 2001 LURP document are organized by the following themes:

- Highest and best use of rural land
- Preserving unique soil resources
- Protection of property rights
- Compatibility with agriculture
- Site suitability for development that requires discretionary review
- Business and nonresidential uses
- Conservation of natural areas
- Implementing the agricultural purposes exemption
- Accessory dwellings in rural areas

Municipal Comprehensive Plans

As noted in the previous chapter, 12 municipalities in the County have an adopted municipal comprehensive plan that provides goals, objectives, and policies related to land use, transportation, and community resources within the corporate limits as well as in the 1-1/2 mile

extraterritorial jurisdiction (ETJ) surrounding the municipality (refer to Figure 1-1 located on page 1-4). Some of the larger municipalities' plans reveal more detailed background, analysis, and policy guidance related to the environment, housing, infrastructure, and growth. Based on a review of the existing 12 adopted municipal comprehensive plans within the County, RPC staff identified generalized key themes present in each of the plans. The key themes present in each of the adopted municipal comprehensive plans are listed in the following Table 2-1 matrix.

Table 2-1: Key Themes of Adopted Comprehensive Plans of Municipalities in Champaign County

Land Use Related Theme	Bondville	Champaign	Fisher	Mahomet	Ogden	Philo	Rantoul	St. Joseph	Savoy	Sidney	Tolono	Urbana
Develop a mix of land uses	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Economy strengthening	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Minimize conflicting uses	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Protect and enhance natural resources	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Providing variety of housing types	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Seek non-disruptive, clean, compatible industrial uses	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Sufficient infrastructure/service/public facilities provision	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Sufficient Open Space	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Accessibility to area markets for commercial enterprises	Blue	Blue	White	Blue	Blue	White	Blue	Blue	Blue	Blue	Blue	Blue
Maintain small town character	Blue	White	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	White
Compact and contiguous development	White	Blue	Blue	Blue	Blue	Blue	Blue	White	Blue	Blue	White	Blue
Minimize prime agricultural land conversion to urban uses	Blue	White	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Promote infill development	White	Blue	Blue	White	Blue	White	White	White	White	White	White	Blue
Encourage new single family homes on larger lots	White	White	Blue	White	White	White	White	White	White	White	White	White

Appendix 10 contains a map of generalized future land use designations from the adopted municipal comprehensive plans. Future Land Uses Table 2-2 provides additional information regarding each of the existing adopted municipal plans referenced above, including: the name of each plan, date of plan adoption by the municipality, and plan preparer.

Table 2-2: Overview of Adopted Comprehensive Plans of Municipalities in Champaign County

Bondville	Plan Title: Village of Bondville Official Comprehensive Plan; Adoption Date: May, 2000 Prepared by: Daily and Associates Engineers, Inc.
Champaign	Plan Title: City of Champaign Comprehensive Plan Update 2002; Adoption Date: 2002 Prepared by: City of Champaign staff
Fisher	Plan Title: Village of Fisher Comprehensive Development Plan; Adoption Date: Sept., 1997 Prepared by: Sodemann and Associates
Mahomet	Plan Title: Village of Mahomet Comprehensive Plan; Adoption Date: August, 1992 Prepared by: Berns, Clancy and Associates
Ogden	Plan Title: Village of Ogden Comprehensive Plan; Adoption Date: May, 1997 Prepared by: Department of Urban and Regional Planning, University of Illinois at Urbana-Champaign
Philo	Plan Title: Philo Village Plan; Adoption Date: October, 1960 Prepared by: Harland Bartholomew and Associates

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Rantoul	Plan Title: Village of Rantoul Comprehensive Plan; Adoption Date: February, 2006 Prepared by: Department of Urban and Regional Planning, University of Illinois at Urbana-Champaign
St. Joseph	Plan Title: Village of St. Joseph Comprehensive Plan; Adoption Date: December, 1995 Prepared by: Daily and Associates Engineers, Inc.
Savoy	Plan Title: Village of Savoy Comprehensive Plan Update; Adoption Date: May, 2002 Prepared by: Teska Associates, Inc.
Sidney	Plan Title: Village of Sidney Official Comprehensive Plan; Adoption Date: June, 2000 Prepared by: unknown
Tolono	Plan Title: Village of Tolono Official Plan; Adoption Date: February, 1997 Prepared by: Daily and Associates Engineers, Inc.
Urbana	Plan Title: City of Urbana Comprehensive Plan; Adoption Date: 2005 Prepared by: City of Urbana staff

Other Relevant Documents

The following plans focus on one geographic and/or thematic area of a community. Like municipal comprehensive plans, they generally have a 20 year planning horizon. These plans often include multiple jurisdictions and agencies in their creation. A synopsis of plans relevant to county plan creation is provided below.

Champaign County Greenways and Trails Plan

Approved: February 2004

Created by: Champaign County Regional Planning Commission

Synopsis: This plan provides existing conditions of open spaces, recreational places of interest, and pedestrian/bicycle facilities in Champaign County. It also lists approximately 150 miles of proposed pedestrian and bicycle facilities that local agencies would like to see constructed in the future.

Comprehensive Economic Development Strategy (CEDS)

Approved: September 2007

Created by: Champaign County Regional Planning Commission

Synopsis: The CEDS provides detailed socioeconomic, demographic, and infrastructure information for the East Central Illinois Economic Development District, which is comprised of Champaign, Ford, Iroquois, Piatt, Vermilion, and Douglas Counties. The document also outlines goal, objectives, and action items for implementation that will foster responsible economic development in the region.

Curtis Road Interchange Development Study

Approved: To be approved late 2007

Created by: City of Champaign and Teska Associates, Inc.

Synopsis: This is a master plan for land use development of the four quadrants surrounding the I-57 interchange with Curtis Road, which is anticipated to open in December 2007. The plan includes a market analysis, design guidelines for developers, and recommended land uses and densities for the area.

Extra-Territorial Jurisdiction Study

Approved: March 2002

Created by: Champaign County Regional Planning Commission

Synopsis: This study examines issues found in extra-territorial jurisdictions and their governance, including service and infrastructure provision, planning, and intergovernmental cooperation.

IL130 Corridor Plan

Approved: April 2007

Created by: Champaign County Regional Planning Commission

Synopsis: This corridor plan includes existing conditions and analysis for the transportation network based on land use plans formulated by the City of Urbana. The study area is bound by Ford Harris Road and Old Church road to the north and south, respectively, and ½ mile on either side of Illinois Route 130 in east Urbana.

Northwest Growth Area Plan

Approved: August 2005

Created by: City of Champaign and HNTB Urban Design and Planning

Synopsis: This is an area plan that identifies future land uses and development expectations for north and northwest of the City of Champaign for a twenty-year planning horizon. The plan includes analysis of potential land use patterns; infrastructure needs, and service demands.

our future.here: A Vision for Champaign County

Approved: March 2007

Created by: big.small.all Champaign County and ACP – Visioning and Planning, Ltd.

Synopsis: This document describes a vision of what Champaign County could be based on a complex public involvement process involving hundreds of residents and other stakeholders that identified community goals, objectives and action strategies.

Urbana & Champaign Sanitary District Long Range Facility Plan

Approved: April 2002

Created by: Consoer Townsend Envirodyne Engineers, Inc.

Synopsis: This document provides background and analysis to determine the UCSD's needs over a 20 year time frame for the Northeast Treatment Plant in Urbana and the Southwest Treatment Plant in Champaign.

US45 Corridor Plan

Approved: March 2006

Created by: Champaign County Regional Planning Commission

Synopsis: This plan details the proposed development of transportation and land uses in the south central part of Champaign County. The study area extends between CR 600 N (Sadorus Road) to the south and CR 1400 N (Windsor Road) to the north, First Street to the east, and I-57 to the west.

US Route 150 Corridor Plan

Approved: January 2000

Created by: Village of Mahomet, Champaign County, and City of Champaign, with the assistance of Chicago Associates Planners & Architects

Synopsis: This plan addresses future land use, transportation, and utilities in a corridor extending from Interstate 57 on the east to Prairieview Road on the west and from Interstate 74 on the north to the Norfolk Southern Railroad on the south.

University of Illinois Campus Master Plan Update

Approved: March 2007

Created by: Sasaki and Associates, Inc.

Synopsis: This plan details future campus growth needs, including consideration of infrastructure, circulation, and open space. The University of Illinois has recently expanded its boundaries south to Airport Road between Philo Road and First Street, with the exception of some City of Urbana lands south of Windsor Road.

Urbana ETJ Area Plan

Adopted: January 1993

Prepared by: City of Urbana staff and Berns Clancy and Associates

Synopsis: This amendment to the 1982 City of Urbana Comprehensive Plan illustrates future land use designations, transportation and utility extensions and recommends policy direction for the future development of the area one and one-half miles beyond the City of Urbana's corporate limits.