

CHAPTER 3: LRMP PLANNING AREA CRITERIA

The planning area of the LRMP will be determined during Stage 2 of the LRMP planning process. This Chapter contains an explanation of the criteria that will be considered as the LRMP planning area is identified.

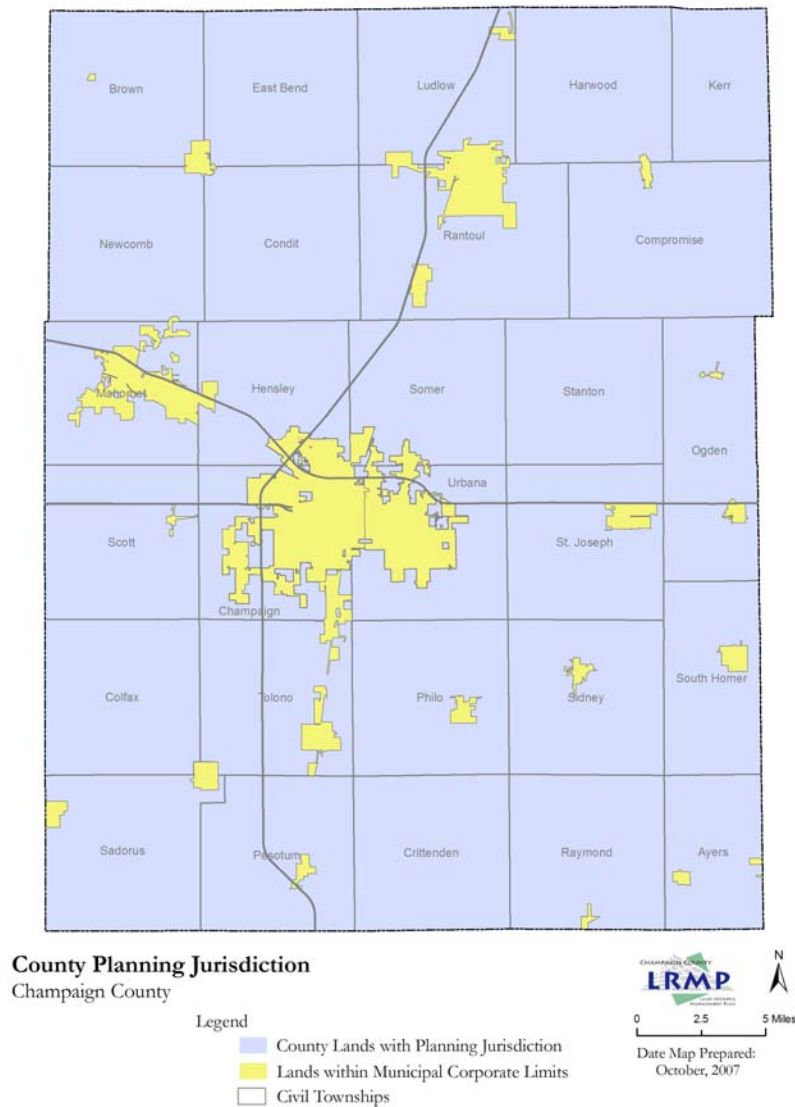
Generally, lands within the County that are expected to be included in the LRMP planning area will be rural unincorporated lands which are not expected to be connected to public sanitary sewer.

Overlapping Planning Jurisdictions

County Planning Jurisdiction

As authorized by the Illinois Compiled Statutes 'Regional Planning Act' (55 ILCS 5/5-14), the County's planning jurisdiction extends to all unincorporated areas of the County, including areas situated within the one and one-half extra-territorial jurisdiction (ETJ) of municipalities with an adopted comprehensive plan. The County's planning jurisdiction is illustrated in Figure 3-1.

Figure 3-1: County Planning Jurisdiction

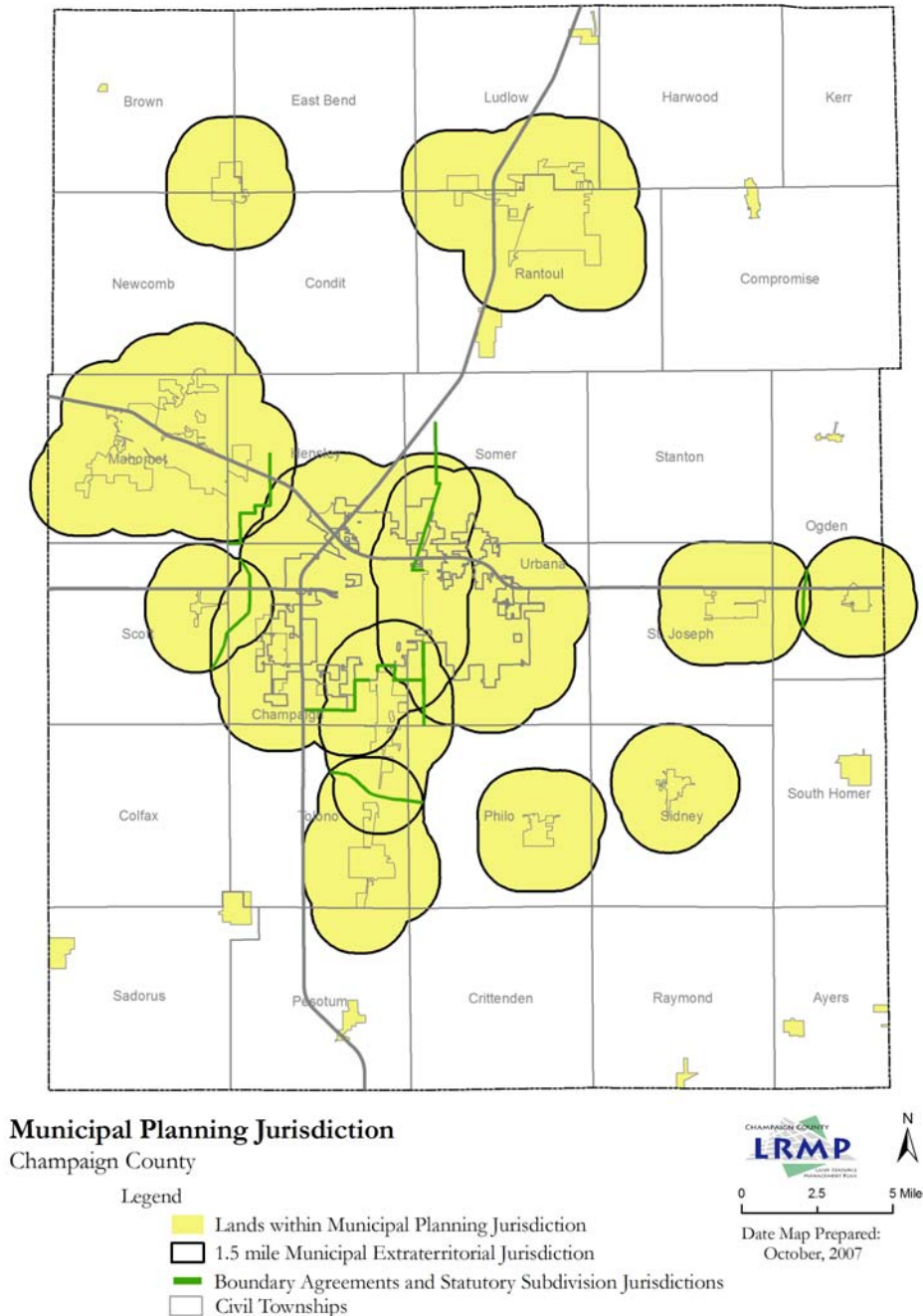


Municipal Planning Jurisdiction

The Illinois Compiled Statutes 'Illinois Municipal Code' (55 ILCS 5/5-14) authorizes municipalities to develop and adopt a municipal comprehensive plan that encompasses the area of the municipality itself and lands within their one and one-half mile ETJ.

Twelve municipalities within the County have adopted a municipal comprehensive plan. Figure 3-2 illustrates the municipal planning jurisdiction of these municipalities. Figure 3-2 also includes the incorporated lands of villages with no adopted comprehensive plan.

Figure 3-2: Municipal Planning Jurisdiction

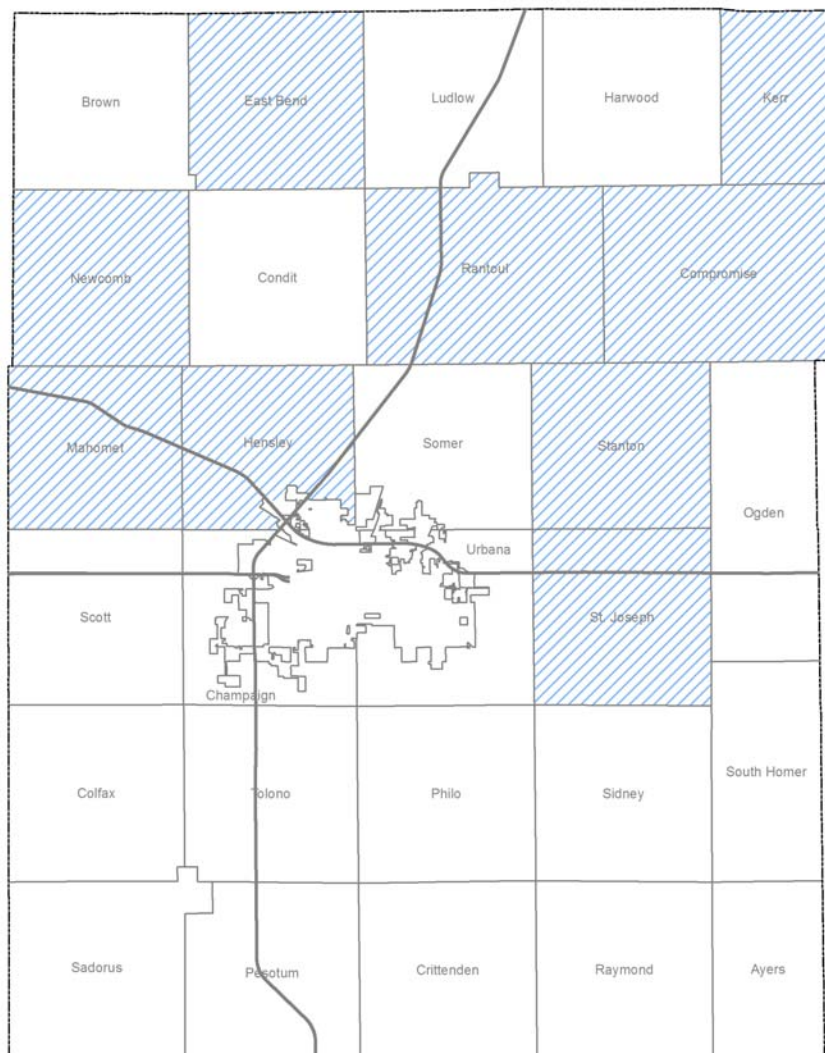


Township Planning Jurisdiction

The Illinois Compiled Statutes ‘Township Code’ (60 ILCS 1/105-35) authorizes township plan commissions to prepare and recommend to their township board a comprehensive plan for development or redevelopment of unincorporated areas of the township. Nine townships in the County have established a township plan commission. To date, none of these townships has developed or adopted a comprehensive plan for unincorporated township lands.

Figure 3-3 highlights those townships within the County with an established township plan commission and, therefore, with potential township planning jurisdiction. Townships with a plan commission may exercise zoning protest rights with regard to proposed County zoning map amendments or proposed County text amendments that impact lands within the township.

Figure 3-3: Potential Township Planning Jurisdiction



Potential Township Planning Jurisdiction
 Champaign County

- Legend
- Townships with a Plan Commission
 - Civil Townships

CHAMPAIGN COUNTY
LRMP
Land Resource Management Plan

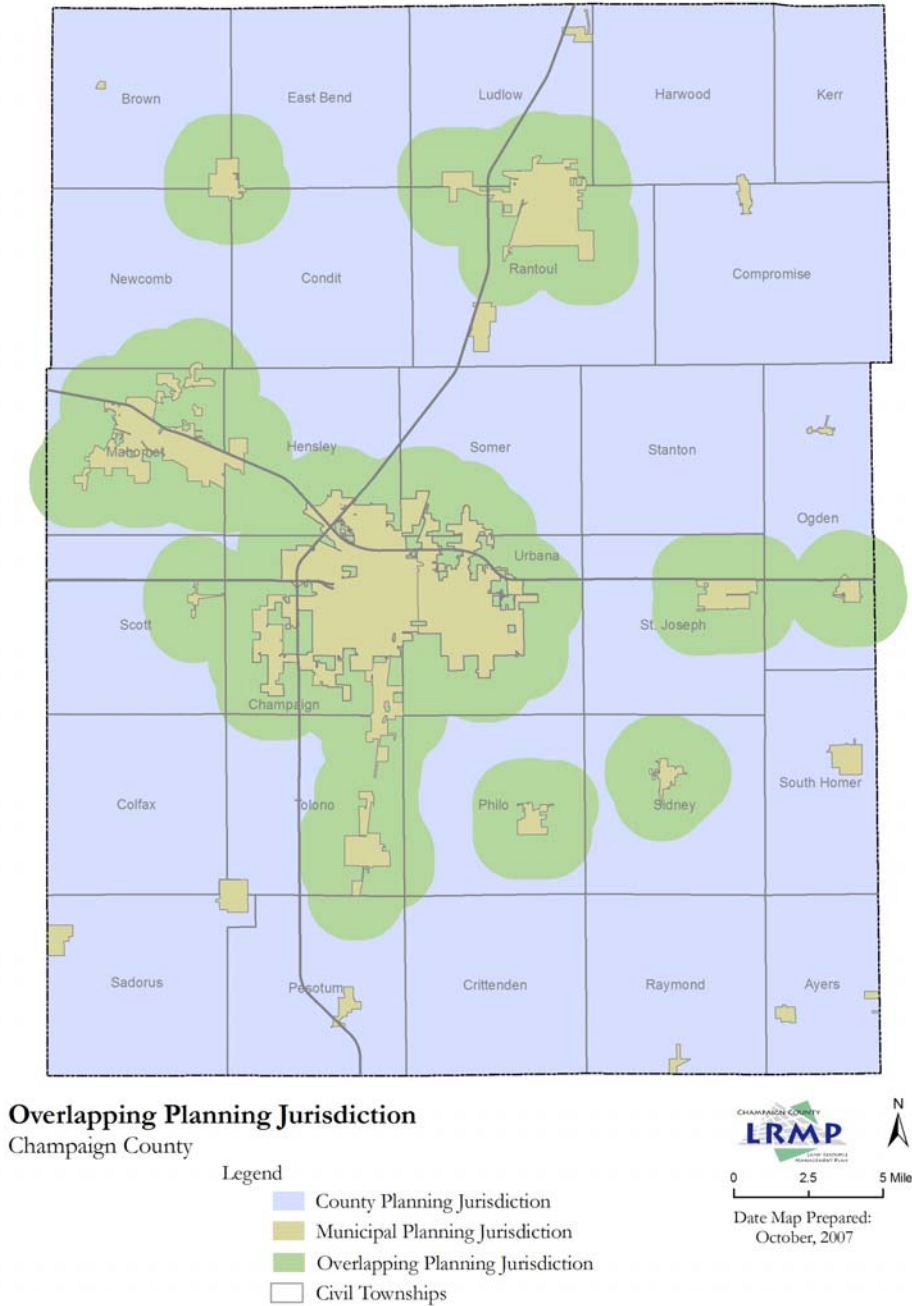
0 2.5 5 Miles

Date Map Prepared:
 October, 2007

Determining the LRMP Planning Area In Areas of Overlapping Planning Jurisdiction

The County and the 12 municipalities within the County with an adopted comprehensive plan have overlapping planning jurisdictions. The area of planning overlap occurs within the one and one-half mile ETJ areas of these municipalities (refer to Figure 3-4). It is within these overlapping planning areas that the exact boundaries of the LRMP planning area will be carefully determined, based on the 'rural' and 'urban' criteria discussed in the next section.

Figure 3-4: Areas of Overlapping County and Municipal Planning Jurisdiction



Differentiating Rural and Urban Lands

Urban Lands

Within the County, lands that meet the following criteria will be considered as 'urban':

- within municipal corporate limits;
- served by a public sanitary sewer system;
- unincorporated and designated as a future 'urban' land use on an adopted municipal comprehensive plan, adopted intergovernmental plan or special area plan, and located within the service area of a public sanitary sewer system; or
- within the comprehensive planning area of the University of Illinois at Urbana-Champaign (e.g., University of Illinois at U-C South Campus Master Plan).

'Urban' lands generally will not be expected to be included as part of the LRMP planning area.

Rural Lands

Lands considered as 'rural' lands will be expected to be included as part of the LRMP planning area. 'Rural' lands within the County consist of unincorporated lands that are not expected to be served by public sanitary sewer system, including lands located:

- within the 1-1/2 mile ETJ of a municipality with an adopted comprehensive land use plan and designated as a future land use area consistent with or similar to the general land use categories: 'agriculture'; 'parks and preserves'; or 'open space'; or
- within the planning area of an adopted intergovernmental or a special area plan and designated for future land use development consistent with or similar to the general land use categories: 'agriculture'; 'parks and preserves'; or 'open space'.

Additionally, any 'rural' lands that are completely surrounded by 'urban' lands as defined in the above section will not be included within the LRMP planning area.

Factors To Be Considered as Rural and Urban Lands Are Identified within ETJ Areas

The areas of overlapping County and municipal planning jurisdiction that are illustrated in Figure 3-4 are situated within the ETJ of the 12 municipalities with an adopted comprehensive plan. To determine whether lands within these 12 ETJ areas are 'rural' or 'urban', the factors that will be considered are:

- future land use designation on the municipal comprehensive plan
- public sewer availability
- natural or manmade barriers (e.g., streams , topography, or pipelines)

Future Land Use Designation on Municipal Comprehensive Plan

Appendix 10 contains a map of generalized future land use designations from the adopted municipal comprehensive plans.

Table 3-1 lists the future land use categories featured in each of the 12 adopted municipal comprehensive plans within the County that are consistent with or similar to the general land use categories: ‘agriculture’; ‘parks and preserves’; or ‘open space’. One or more of these future land use areas are designated within each of the 12 ETJ areas. Municipalities often view rural land use designations as holdings for future plans rather than permanent rural land uses. The LRMP adopts a similar view that allows County policies and regulations to support municipalities and create a platform for discussion on sensitive areas.

Table 3-1: Potential ‘Rural’ Future Land Use Categories of Municipal Comprehensive Plans

Municipality with an Adopted Comprehensive Plan	Selected Future Land Use Categories from these Municipal Comprehensive Plans that are Consistent with: ‘Agriculture’; ‘Parks & Preserves’; or ‘Open Space’
City of Champaign	Park/Open Space; Agriculture
City of Urbana	Future Planning Area; Agriculture
Village of Rantoul	Open Space; Agriculture
Village of Mahomet	Conservation; Agriculture
Village of Fisher	Parks & Recreation; Agriculture
Village of Bondville	Parks; Agriculture
Village of Ogden	Open Space; Agriculture
Village of St. Joseph	Parks & Schools*; Agriculture
Village of Tolono	Agriculture
Village of Savoy	Parks & Open Space; Agriculture
Village of Sidney	Agriculture
Village of Philo	Agriculture

*Note: The *Village of St. Joseph Comprehensive Plan* has a future land use designation that combines ‘parks’ and ‘schools’. Existing school sites will not be considered for inclusion in the LRMP planning area by virtue of their location within Village corporate limits.

Public Sanitary Sewer Availability

Each of the 12 ETJ areas of overlapping planning jurisdiction will be reviewed with regard to existing public sanitary sewer availability. Staff will make a determination regarding which portions of the ETJ areas of the following nine municipalities are capable of being served by an existing public sanitary sewer system:

- | | |
|--------------------|-----------------------|
| City of Champaign | Village of Fisher |
| City of Urbana | Village of St. Joseph |
| Village of Savoy | Village of Ogden |
| Village of Rantoul | Village of Tolono |
| Village of Mahomet | |

The three remaining municipalities with an adopted comprehensive plan do not have public sanitary sewer systems at the present time. One of these municipalities, the Village of Bondville, does anticipate the construction of a public sanitary sewer system to serve the Village within approximately two years. (Note: Chapter 5 contains additional information regarding public sanitary sewer systems within Champaign County).