



COUNTY BOARD STUDY SESSION

Monday, September 14, 2009

6:00 PM

Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington, Urbana

AGENDA

1. Call to Order
2. Roll Call
3. Read Notice of Meeting
4. Study Session: Land Resource Management Plan
 - a. Stage 2: Goals, Objectives and Policies
 - b. Stage 3: Future Land Use Plan
5. Public Participation
6. Adjournment

REMINDER TO BOARD MEMBERS:

Please bring your copy of the July 24, 2009 County Board Study Session: LRMP Stages 2 and 3 Review Memo.

The study session will be followed by an ELUC meeting in which LRMP Stages 2 and 3 will be discussed and potentially approved for future consideration by the County Board.

County Board members and guests are encouraged to park in the north parking lot, off Lierman Avenue, and enter the Brookens facility through the north door. The Brookens Administrative Center is an accessible facility. For additional information, contact Kay Rhodes in the County Administrator's Office at (217) 384-3776.

Date July 24, 2009
 To: Champaign County Board
 From: Susan Chavarria, LRMP Project Manager
 Regarding: **County Board Study Session: LRMP Stages 2 and 3 Review**
(to be held September 14, 2009 at 6:00 p.m. in the Lyle Shields Meeting Room)

Action Requested: **Information Provided for Review Only**

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<i>Review of the LRMP Goals, Objectives and Policies, and brief assessment of whether LRMP policy topics are addressed by existing County land use policy.</i>	
Review of Proposed LRMP Future Land Use Map	27-29
<i>A brief overview of the proposed LRMP Land Use Management Area Map and LRMP Future Land Use Map.</i>	
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Attachments:	
A. Proposed LRMP Land Management Area Map and LRMP Future Land Use Map	
B. Champaign County Land Use Goals and Policies adopted November 29, 1977	
C. Champaign County Land Use Regulatory Policies amended November 20, 2001	
D. Champaign County Land Use Regulatory Policies amended September 22, 2005	
E. Defined Terms – Used in LRMP Stages 2 and 3 Documents	

Project Status

This memorandum contains County Board review documents regarding the Stage 2 and Stage 3 development of the Champaign County Land Resource Management Plan (LRMP).

Stage 1	Existing Conditions and Trends
Stage 2	Goals, Objectives, and Policies
Stage 3	Future Land Use Map
Stage 4	Implementation Plan
Stage 5	County Review and Approval

Project Status continued

Stage 2 Goals, Objectives, and Policies

On June 25, 2009, the LRMP Steering Committee completed review of all land use and resource management goals, objectives and policies intended to guide land use decisions regarding unincorporated areas of Champaign County. The Steering Committee recommends to ELUC (and all County Board members) that the proposed *LRMP Goals, Objectives and Policies* dated June 25, 2009 be adopted. (The proposed LRMP Goals, Objectives and Policies are featured on pp. 5 – 27 of this memorandum.)

Stage 3 Future Land Use Map

On July 9, 2009, the LRMP Steering Committee completed review of the draft *Land Use Management Areas Map, LRMP 2030 Future Land Use Map*, and accompanying text. The Steering Committee recommends to ELUC (and all County Board members) that the proposed *LRMP Land Use Management Areas Map and LRMP 2030 Future Land Use Map*, and text, be adopted. (Attachment A contains the proposed Stage 3 Future Land Use Map documents.)

Remaining LRMP Development

The LRMP Steering Committee will review the LRMP Stage 4 draft Implementation Plan beginning at its August 13th meeting. A separate County Board Study Session for review of this remaining LRMP component is planned for this November. The County Board will be asked to adopt the proposed LRMP in its entirety shortly after the public hearing scheduled to occur in April 2010.

Highlights of Proposed LRMP Policy Changes

Proposed LRMP Goal 1 - Planning and Public Involvement

Proposed LRMP Goal 1 specifies 'broad public involvement' as a necessary component of effective County planning efforts. Existing County land use goals do not specifically recognize public involvement as an important aspect of County planning. The proposed LRMP Goal 1 includes objectives and policies that more specifically address County planning concerns than the existing 1977, 2001 and 2005 County land use policies.

Proposed LRMP Goal 2 - Governmental Coordination

Proposed LRMP Goal 2 calls for collaboration with other governmental units with regard to developing land resource and land use policies that apply in areas of overlapping land use planning jurisdiction, similar to the existing County land use goals from 1977. The LRMP Goal 2 objectives and policies encompass coordination of regional and local planning interests and the sharing of land resource management data and information.

Proposed LRMP Goal 3 – Agriculture

Proposed LRMP Goal 3 contains specific policies that address all policy concerns featured in the existing *Champaign County Land Use Regulatory Policies* adopted in 2001 and amended in 2005 (with the single exception of LURP 1.9 regarding provision of accessory housing in rural areas), and relevant 1977 County agricultural land use policies. Proposed LRMP Goal 3 policies recommended by the LRMP Steering Committee that are expected to be controversial include:

- LRMP Policy 3.1.5, which establishes a specific numerical limit on the number of dwellings that may be constructed 'by right' as one house per 40 acres. (The County adopted this rural regulatory policy in 2005, as LURP Policy 1.3.4.)
- LRMP Policy 3.1.6, which prohibits discretionary residential development on best prime farmland, comprising approximately 77% of the total land area in the County. (The County adopted this rural regulatory policy in 2005, as LURP Policy 1.3.5.)

Proposed LRMP Goal 4 – Urban Land Use

Proposed LRMP Goal 4 addresses *urban land use*. The County's *urban land use* policies date back to the 1977 County land use goals and policies. The proposed LRMP Goal 4 objectives and policies form a critical framework for the immediate and eventual integration of adopted municipal comprehensive land use plans in the ETJ¹ areas where planning jurisdiction is shared by the County and municipalities. Proposed LRMP Policy 4.1.9 generated some controversy during the LRMP Steering Committee review.

- LRMP Policy 4.1.9 states the County will encourage new discretionary development within an ETJ area that is the subject of an annexation agreement, but that will remain in the unincorporated area, should first receive any discretionary development approval from the County that would otherwise be necessary without the annexation agreement.

Proposed LRMP Goal 5 – Public Health and Public Safety

Proposed LRMP Goal 5 includes the County land use policies regarding protecting the public health and safety; public assembly land uses; development standards for new non-agricultural construction; and development of an updated *Champaign County Waste Management Plan*. The existing 1977 County land use goals and policies generally reference promoting and protecting the health and safety of the County in a general land use goal. A newly proposed Goal 5 County policy expected to generate controversy is the County's adoption of a building code.

- LRMP Objective 5.3 indicates that, by 2015, new non-agricultural construction will comply with a building code.

Proposed LRMP Goal 6 – Transportation

The proposed LRMP Goal 6 features an updated version of several existing 1977 County Transportation land use goal and policies. Highlights of the proposed LRMP Goal 6 policies include:

- LRMP Policy 6.2.1 indicating that the County will encourage development of a multi-jurisdictional countywide transportation plan consistent with the LRMP.
- LRMP Policy 6.2.5 which indicates the County will seek to protect *public infrastructure* elements which exhibit unique scenic, cultural, or historic qualities.

Proposed LRMP Goal 7 – Natural Resources

The proposed LRMP Goal 7 objectives and policies expand the generalized focus of the existing 1977 County land use goals and policies regarding conservation of natural resources, clean air and water. The proposed Goal 7 objectives and policies will provide guidance regarding land use decisions as they may involve the following natural resource concerns:

- groundwater quality and availability
- soil resources
- surface water protection
- aquatic and riparian ecosystems
- natural areas and habitat
- parks and preserves
- air pollutants

These expanded concerns are partially addressed in the two adopted sets of *Champaign County Land Use Regulatory Policies* that begin to address similar concerns in the rural areas of the County. Highlights of the proposed LRMP Goal 7 policies include:

- LRMP Policy 7.5.2 indicates that County will impose no new zoning regulations that pertain to natural areas and habitat protection intended to apply to new *by right development* and to *by right development* proposed on existing *good zoning lots*.

Proposed LRMP Goal 7 – Natural Resources continued

The same LRMP Policy 7.5.2 indicates that generally, for all other development, the County will require land use patterns, site design standards, and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.

- LRMP Policy 7.5.3 indicates that, for *discretionary development*, the County will use the *Illinois Natural Areas Inventory* and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.
- LRMP Objective 7.8 indicates that, by 2012, the County will adopt a natural resources specific assessment system that provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations.

Proposed LRMP Goal 8 – Energy Conservation

The proposed LRMP Goal 8 contains more current and new policies that expand upon the single existing 1977 County general land use policy regarding similar concerns and addresses: reduction of greenhouse gases²; energy efficient buildings; integrating land use and transportation policies to maximize energy conservation and efficiency; and reuse and recycling of materials. A highlight of the proposed LRMP Goal 8 policies is:

- LRMP Policy 8.2.1 indicates the County will enforce the *Illinois Energy Efficient Commercial Building Act (20 ILCS 3125/1)*

Proposed LRMP Goal 9 – Cultural Amenities

Proposed LRMP Goal 9 and its Objective and Policy represents updated and expanded policy guidance regarding two groups of 1977 County land use policies: recreational opportunities for County residents and historic preservation of structures, locations and landscapes in the County. The proposed LRMP Goal 9 Objective and Policy encourage County action intended to contribute to a high quality of life for the citizens of the County.

Review of Proposed LRMP Goals, Objectives and Policies

The LRMP goals, objectives and policies will be used to guide land use decisions by the County. Several proposed LRMP policies regarding urban land use encourage specific actions consistent with LRMP goals, objectives and policies by municipalities that share planning jurisdiction with the County in the ETJ areas. To the extent possible, project staff collaborated with municipal planners as land use policies that apply to areas of overlapping planning jurisdiction within the 1-1/2 mile ETJ were formulated.

The following Purpose Statement introduces the proposed LRMP Goals, Objectives and Policies:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:”

Topics Addressed by Proposed LRMP Goals

Table 1 compares the topics addressed by the existing County land use goals and the proposed LRMP goals.

Table 1. Topics Addressed by Champaign County Land Use Goals

Existing Goals	Proposed Goals
<p>The existing 1977 County Land Use Goals and Policies are organized based on the following major topics:</p> <ol style="list-style-type: none"> 1. General Land Use 2. Agricultural Land Use 3. Residential Land Use 4. Commercial Land Use 5. Industrial Land Use 6. Conservation of Natural Resources, Clean Air and Water 7. Open Space, Recreation and Historical Preservation 8. Transportation Facilities 9. Utilities <p>The 1977 County Land Use Goals and Policies document includes a total of 35 goals that address the major topics shown above.</p>	<p>The proposed LRMP Goals, Objectives and Policies are organized based on the following major topics:</p> <ol style="list-style-type: none"> 1. Planning and Public Involvement 2. Governmental Coordination 3. Agriculture 4. Urban Land Use 5. Public Health and Public Safety 6. Transportation 7. Natural Resources 8. Energy Conservation 9. Cultural Amenities <p>The proposed LRMP includes a single goal that addresses each of the major topics shown above. Each goal includes one or more objectives (or sub-goals).</p>

Comparison of Total Quantity. Table 2 compares the quantity of existing County land use goals and policies and proposed LRMP goals, objectives and policies.

Table 2. Comparison: Quantity of Goals, Objectives, and Policies

<ul style="list-style-type: none"> • 1977 County Land Use Goals and Policies • 2001 Land Use Regulatory Policies • 2005 Land Use Regulatory Policies 	<p>Goals: 35 Policies: 104</p>
<ul style="list-style-type: none"> • Proposed LRMP Goals, Objectives and Policies 	<p>Goals: 9 Objectives: 39 Policies: 96</p>

Proposed LRMP Goals

1 Planning and Public Involvement	Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.
2 Governmental Coordination	Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.
3 Agriculture	Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.
4 Urban Land Use	Champaign County will encourage <i>urban development</i> that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.
5 Public Health and Public Safety	Champaign County will ensure protection of the public health and public safety in land resource management decisions.
6 Transportation	Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.
7 Natural Resources	Champaign County will strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use.
8 Energy Conservation	Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.
9 Cultural Amenities	Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Proposed LRMP Goal 1 and Objectives

GOAL 1 Planning and Public Involvement

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

1.1 Guidance on Land Resource Management Decisions

Champaign County will consult the Champaign County Land Resource Management Plan (LRMP) that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.

1.2 Updating Officials on Land Resource Management Conditions

Champaign County will annually update County Board members with regard to land resource management conditions within the County.

1.3 LRMP Incremental Updates

Champaign County will update the LRMP, incrementally, on an annual or biannual basis to make minor changes to the LRMP or to adjust boundaries of LRMP Future Land Use Map areas to reflect current conditions, (e.g., Contiguous Urban Growth Area, or Rural Residential Area).

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 1 Objectives and Policies with existing County land use policies.

Proposed LRMP Goal 1 Objectives and Policies	Addressed by Existing County Policies ?
1.1 Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.	The 1977 Champaign County Land Use Goals and Policies contain an introductory statement that indicates the intent of the 1977 Policy Plan is to provide a framework to guide planning decisions regarding land use in the County.
1.2 Champaign County will annually update County Board members with regard to land resource management conditions within the County.	Not addressed by existing County land use policy.
1.2.1 County planning staff will provide an annual update to County Board members with regard to land resource management conditions within the County.	Not addressed by existing County land use policy.
1.3 Champaign County will update the LRMP, incrementally, on an annual or biannual basis to make minor changes to the LRMP or to adjust boundaries of LRMP Future Land Use Map areas to reflect current conditions, (e.g., <i>Contiguous Urban Growth Area</i> , or Rural Residential Area).	Not addressed by existing County land use policy.
1.3.1 ELUC will recommend minor changes to the LRMP after an appropriate opportunity for public input is made available.	Not addressed by existing County land use policy.
1.4 Champaign County will comprehensively update the LRMP at a regular interval of no more than 15 or less than 10 years, to allow for the utilization of available updated census data and other information.	Not addressed by existing County land use policy.

<i>Proposed LRMP Goal 1 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>1.4.1 A Steering Committee that is broadly representative of the constituencies in the County but weighted towards the unincorporated area will oversee comprehensive updates of the LRMP.</p>	<p>Not addressed by existing County land use policy.</p>
<p>1.4.2 The County will provide opportunities for public input throughout any comprehensive update of the LRMP.</p>	<p>Not addressed by existing County land use policy.</p>

Proposed LRMP Goal 2 and Objectives

GOAL 2 Governmental Coordination

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

2.1 Local and Regional Coordination

Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region.

2.2 Information Sharing

Champaign County will work cooperatively with other units of government to ensure that the Geographic Information Systems Consortium and Regional Planning Commission have the resources to effectively discharge their responsibilities to develop, maintain and share commonly used land resource management data between local jurisdictions and County agencies that will help support land use decisions.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 2 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 2 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>2.1 Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region.</p>	<p>Partially addressed by an existing 1977 General Land Use Policy that indicates the County will “.... establish communication and coordination process among local units of government in order to address and resolve similar or overlapping development problems.”</p>
<p>2.1.1 The County will maintain an inventory through the LRMP, of <i>contiguous urban growth areas</i> where connected sanitary service is already available or is planned to be made available by a public sanitary sewer service plan, and development is intended to occur upon annexation.</p>	<p>Not addressed by existing County land use policy.</p>

continued

<i>Proposed LRMP Goal 2 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>2.1.2 The County will continue to work to seek a county-wide arrangement that respects and coordinates the interests of all jurisdictions and that provides for the logical extension of municipal land use jurisdiction by annexation agreements.</p>	<p>Partially addressed by an existing 1977 General Land Use Policy that indicates the County will “.... establish communication and coordination process among local units of government in order to address and resolve similar or overlapping development problems.”</p> <p>Partially addressed in existing 2001 and 2005 LURP General Policy 0.2.</p>
<p>2.1.3 The County will encourage municipal adoption of plan and ordinance elements which reflect mutually consistent (County and municipality) approach to the protection of <i>best prime farmland</i> and other natural, historic, or cultural resources.</p>	<p>Partially addressed by an existing 1977 Ag Land Use Policy 1.6 .</p>
<p>2.2 Champaign County will work cooperatively with other units of government to ensure that the Geographic Information Systems Consortium and Regional Planning Commission have the resources to effectively discharge their responsibilities to develop, maintain and share commonly used land resource management data between local jurisdictions and County agencies that will help support land use decisions.</p>	<p>Not addressed by existing County land use policy.</p>

Proposed LRMP Goal 3 and Objectives

GOAL 3 Agriculture

Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.

3.1 Agricultural Land Fragmentation and Conservation

Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on *best prime farmland*.

3.2 Development Conflicts with Agricultural Operations

Champaign County will require that each *discretionary review* development will not interfere with agricultural operations.

3.3 Site Suitability for Discretionary Review Development

Champaign County will require that each *discretionary review* development is located on a suitable site.

3.4 Regulations for Rural Residential Discretionary Review

Champaign County will update County regulations that pertain to *rural* residential *discretionary review* developments to best provide for site specific conditions by 2010.

continued

GOAL 3 Agriculture continued

3.5 LESA Site Assessment Review and Updates

By the year 2012, Champaign County will review the Site Assessment portion of the Champaign County Land Evaluation and Site Assessment System (LESA) for possible updates; thereafter, the County will periodically review the site assessment portion of LESA for potential updates at least once every 10 years.

3.6 Protecting Productive Farmland

Champaign County will seek means to encourage and protect productive farmland within the County.

3.7 Right to Farm Resolution

Champaign County affirms County Resolution 3425 pertaining to the right to farm in Champaign County.

3.8 Locally Grown Foods

Champaign County acknowledges the importance of the production, purchase, and consumption of locally grown food.

3.9 Local Food Production, Purchase, and Consumption

Champaign County will appoint a panel of local producers and consumers to recommend policies supportive of local food production, purchase and consumption.

3.10 Landscape Character

Champaign County will preserve the County's agricultural and natural landscape character.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 3 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 3 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>3.1 Champaign County will strive to minimize the fragmentation of the County's ag land base and conserve farmland, generally applying more stringent development standards on <i>best prime farmland</i>.</p>	<p>The concern of minimizing the fragmentation of the County's ag land base is not addressed by existing County land use policy.</p> <p>Farmland conservation is addressed in existing 2001 LURP 1.1 and 1.2 and existing 2005 LURP 1.1.2, 1.1.4, and 1.2.</p> <p>Development standards that apply to <i>best prime farmland</i> are addressed in existing 2001 LURP 1.5.2 and 1.6.2 and existing 2005 LURP 1.1.3, 1.3.5, 1.5.2 and 1.6.2.</p>
<p>3.1.1 Commercial ag the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.</p>	<p>Existing 2001 LURP 1.1 is a similar version of the proposed policy.</p> <p>Existing 2005 LURP 1.1.2 is essentially the same as the proposed policy.</p>

continued

<i>Proposed LRMP Goal 3 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>3.1.2 The County will guarantee all landowners a <i>by right development</i> allowance to establish a non-ag use, provided that public health, safety and site development regulations (e.g., floodplain and zoning regulations) are met.</p>	<p>Existing 2001 LURP 1.3.1 and 2005 LURP 1.3.1 are essentially the same as the proposed policy.</p>
<p>3.1.3 The <i>by right development</i> allowance is intended to ensure legitimate economic use of all property. The County understands that continued ag use alone constitutes a reasonable economic use of <i>best prime farmland</i> and the <i>by-right development</i> allowance alone does not require accommodating non-farm development beyond the <i>by right development</i> allowance on such land.</p>	<p>Existing 2005 LURP 1.3.2 is essentially the same as the proposed policy.</p>
<p>3.1.4 The County will guarantee landowners of one or more lawfully created lots that are recorded or lawfully conveyed and are considered a <i>good zoning lot</i> (i.e., a lot that meets County zoning requirements in effect at the time the lot is created) the <i>by right development</i> allowance to establish a new single family dwelling or non-ag land use on each such lot, provided that current public health, safety and transportation standards are met.</p>	<p>Existing 2005 LURP 1.3.3 is a less specific version of the proposed policy that implies that current public health, safety and transportation standards will not apply.</p>
<p>3.1.5 a. The County will allow landowner <i>by right development</i> that is generally proportionate to tract size, created from the January 1, 1998 configuration of tracts, with:</p> <ul style="list-style-type: none"> • 1 new lot allowed per 40 acres up to a total of 4 new lots; and • 1 authorized land use allowed on each vacant <i>good zoning lot</i> provided that public health and safety standards are met. <p>b. The County will not allow further division of parcels that are 5 acres or less in size.</p>	<p>Existing 1977 Ag Land Use Policy 1.2 indicates non-ag uses will be restricted to non-ag areas or those areas served by adequate utilities, transportation facilities and commercial services or those areas where non-ag uses will be compatible with existing ag uses.</p> <p>Existing 2001 LURP 1.3.2 indicates basic develop right is proportionate to tract size in such a way that the County can be reasonably certain that it will not overburden existing infrastructure or violate other County policies, subject to exceptions and overall cap in specific circumstances.</p> <p>Existing 2005 LURP 1.3.4 establishes a numerical limit on number of <i>by right development</i> dwellings in rural areas that is the same as the proposed policy.</p>

continued

<p align="center">Proposed LRMP Goal 3 Objectives and Policies</p>	<p align="center">Addressed by Existing County Policies ?</p>
<p>3.1.6 a. On <i>best prime farmland</i>, the County will authorize only by-right residential development, and not discretionary residential development, provided site development requirements are met. On <i>best prime farmland</i>, the County may authorize non-residential <i>discretionary development</i> if the non-residential use, design, site and location are consistent with County policies regarding: i. suitability of the site for the proposed use; ii. adequacy of infrastructure and <i>public services</i> for the proposed use; iii. minimizing conflict with ag; iv. minimizing the conversion of farmland; and v. minimizing the disturbance of natural areas. b. The County may authorize <i>discretionary review</i> development on tracts consisting of other than <i>best prime farmland</i> if the use, design, site and location are consistent with County policies regarding: i. suitability of the site for the proposed use; ii. adequacy of infrastructure and <i>public services</i> for the proposed use; iii. minimizing conflict with ag; iv. minimizing the conversion of farmland; and v. minimizing the disturbance of natural areas.</p>	<p>Existing 2001 LURP 1.3.3 allows development beyond <i>by right development</i> provided use, design, site and location are consistent with County policy regarding efficient use of prime farmland; minimizing disturbance of natural areas; site suitability; adequate infrastructure and public services; and minimizing conflicts with ag.</p> <p>Existing 2001 LURP 1.5.2 states development will be permitted on <i>best prime farmland</i> only provided that the site is <i>well suited overall</i>.</p> <p>Existing 2005 LURP 1.2 prohibits large rural subdivisions on <i>best prime farmland</i>. Non-residential land uses on <i>best prime farmland</i> are allowed only if the land is used in the most efficient way consistent with other County policies.</p> <p>Existing 2005 LURP 1.1.3 allows residential <i>discretionary development</i> on tracts other than <i>best prime farmland</i> if: conversion of farmland is minimized; potential conflicts with ag are minimized; disturbance of natural areas, rivers, or waterways is minimized; site is suitable; and infrastructure and <i>public services</i> are adequate.</p>
<p>3.1.7 To minimize the conversion of <i>best prime farmland</i>, the County will require a maximum lot size limit on new lots established as <i>by right development</i> on <i>best prime farmland</i>.</p>	<p>Existing 2001 and 2005 LURP 1.2 reference use of <i>best prime farmland</i> in the most efficient way.</p> <p>Existing 2005 LURP 1.2 additionally indicates the County will restrict the conversion of <i>best prime farmland</i> for <i>by right development</i>.</p>
<p>3.1.8 The County will consider the LESA rating for farmland protection when making land use decisions regarding a <i>discretionary development</i>.</p>	<p>Not addressed by existing County land use policy.</p>
<p>3.2 Champaign County will require that each <i>discretionary review</i> development will not interfere with ag operations.</p>	<p>Existing 2001 and 2005 LURP 1.4.2 indicate non-ag uses will not be authorized if they would interfere with ag operations.</p>
<p>3.2.1 The County may authorize a proposed business or other non-residential <i>discretionary review</i> development in a <i>rural</i> area if the proposed development supports ag or involves a product or service that is provided better in a <i>rural</i> area than in an <i>urban</i> area.</p>	<p>Existing 2001 and 2005 LURP 1.6.1 indicate the same policy as proposed.</p>
<p>3.2.2 The County may authorize <i>discretionary review</i> development in a <i>rural</i> area if the proposed development: a. is a type that does not negatively affect ag activities; or b. is located and designed to minimize exposure to any negative affect caused by ag activities; and c. will not interfere with ag activities or damage or negatively affect the operation of ag drainage systems, <i>rural</i> roads, or other ag-related infrastructure.</p>	<p>Existing 1977 Ag Land Use Policy 1.2 generally addresses the same concerns as the proposed policy.</p> <p>Existing 2001 and 2005 LURP 1.4.1 and 1.4.2 address the same concerns as the proposed policy.</p>

<i>Proposed LRMP Goal 3 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
3.2.3 The County will require that each proposed <i>discretionary development</i> explicitly recognize and provide for the right of ag activities to continue on adjacent land.	Not addressed by existing County land use policy.
3.2.4 To reduce the occurrence of ag land use and non-ag land use nuisance conflicts, the County will require that all <i>discretionary review</i> consider whether a buffer between existing ag operations and the proposed development is necessary.	Partially addressed by existing 1977 Residential Land Use Policy 2.5.
3.3 Champaign County will require that each <i>discretionary review</i> development is located on a suitable site.	Existing 2001 and 2005 LURP 1.5.1, 1.5.2, and 1.5.3, and 1.5.4 address <i>discretionary review</i> development on suitable sites.
3.3.1 On other than <i>best prime farmland</i> , the County may authorize a <i>discretionary review</i> development provided that the site with proposed improvements is <i>suiting overall</i> for the proposed land use.	Existing 2001 and 2005 LURP 1.5.1 address the same concern as the proposed policy.
3.3.2 On <i>best prime farmland</i> , the County may authorize a <i>discretionary review</i> development provided the site with proposed improvements is <i>well-suited overall</i> for the proposed land use.	Existing 2001 and 2005 LURP 1.5.2 address the same concern as the proposed policy.
3.3.3 The County may authorize a <i>discretionary review</i> development provided that existing <i>public services</i> are adequate to support to the proposed development effectively and safely without undue public expense.	Existing 2001 and 2005 LURP 1.5.4 address the same concern as the proposed policy.
3.3.4 The County may authorize a <i>discretionary review</i> development provided that existing <i>public infrastructure</i> , together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.	Existing 2001 and 2005 LURP 1.5.3 address the same concern as the proposed policy.
3.3.5 On <i>best prime farmland</i> , the County will authorize a business or other non-residential use only if: a. it also serves surrounding ag uses or an important public need; and cannot be located in an <i>urban</i> area or on a less productive site; or b. the use is otherwise appropriate in a <i>rural</i> area and the site is very well suited to it.	Existing 2001 and 2005 LURP 1.6.1 and 1.6.2 address the same concern as the proposed policy.
3.4 Champaign County will update County regulations that pertain to <i>rural residential discretionary review</i> developments to best provide for site specific conditions by 2010.	Not addressed by existing County land use policy.
3.5 By the year 2012, Champaign County will review the Site Assessment portion of the LESA for possible updates; thereafter, the County will periodically review the site assessment portion of LESA for potential updates at least once every 10 years.	Not addressed by existing County land use policy.
3.6 Champaign County will seek means to encourage and protect productive farmland within the County.	Existing 2001 and 2005 LURP 1.2 seek to preserve <i>best prime farmland</i> .

continued

<i>Proposed LRMP Goal 3 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
3.6.1 The County will utilize, as may be feasible, tools that allow farmers to permanently preserve farmland.	Not addressed by existing County land use policy.
3.6.2 The County will support legislation that promotes the conservation of ag land and related natural resources in Champaign County provided that legislation proposed is consistent with County policies and ordinances, including those with regard to landowners' interests.	Not addressed by existing County land use policy.
3.6.3 The County will implement the ag purposes exemption, subject to applicable statutory and constitutional restrictions, so that all full- and part-time farmers and retired farmers will be assured of receiving the benefits of the ag exemption even if some non-farmers receive the same benefits.	Existing 2001 and 2005 LURP 1.8 address the same concern as the proposed policy.
3.7 Champaign County affirms County Resolution 3425 pertaining to the right to farm in Champaign County.	Not addressed by existing County land use policy.
3.8 Champaign County acknowledges the importance of the production, purchase, and consumption of locally grown food.	Not addressed by existing County land use policy.
3.9 Champaign County will appoint a panel of local producers and consumers to recommend policies supportive of local food production, purchase and consumption.	Not addressed by existing County land use policy.
3.10 Champaign County will preserve the County's ag and natural landscape character.	Partially generally addressed by existing 1977 Conservation Policy 5.6 and existing 2001 and 2006 LURP 1.7 policies.
3.10.1 The County will develop and adopt standards that reflect LRMP goals, objectives, and policies to maintain the County's ag and natural landscape character so that they can be considered during <i>discretionary review</i> cases.	Not addressed by existing County land use policy.

Proposed LRMP Goal 4 and Objectives

GOAL 4 Urban Land Use

Champaign County will encourage *urban development* that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

4.1 Population Growth and Economic Development

Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new *urban development* in or adjacent to existing population centers.

4.2 Natural Resources Stewardship

When new *urban development* is proposed, Champaign County will encourage that such development demonstrates good stewardship of natural resources

4.3 Adequate Public Infrastructure and Services

Champaign County will oppose proposed new *urban development* unless adequate utilities, infrastructure, and *public services* are provided.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 3 Objectives and Policies with existing County land use policies.

Proposed LRMP Goal 4 Objectives and Policies	Addressed by Existing County Policies ?
4.1 Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new <i>urban development</i> in or adjacent to existing population centers.	Partially addressed by an existing 1977 General Land Use Policy that calls for encouraging new development in and near urban and village centers.
4.1.1 The County will encourage new <i>urban development</i> to occur within the boundaries of incorporated municipalities.	Partially addressed by existing 1977 Residential Land Use Policy 2.2 that calls for encouraging development of in-town areas.
4.1.2 a. The County will encourage that only compact and contiguous <i>discretionary development</i> occur within or adjacent to existing villages that have not yet adopted a municipal comprehensive land use plan. b. The County will require that only compact and contiguous <i>discretionary development</i> occur within or adjacent to existing unincorporated settlements.	Partially addressed by an existing 1977 General Land Use Policy that calls for encouraging new development in and near urban and village centers. Generally addressed in both the existing 2001 and 2005 LURP 1.1 and 1.5 policy series.
4.1 3 The County will consider municipal extra-territorial jurisdiction areas that are currently served by or that are planned to be served by an available public sanitary sewer service plan as <i>contiguous urban growth areas</i> which should develop in conformance with the relevant municipal comprehensive plans. Such areas are identified on the Future Land Use Map.	Not specifically addressed by existing County land use policy.

continued

<i>Proposed LRMP Goal 4 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>4.1.4 The County may approve <i>discretionary development</i> outside <i>contiguous urban growth areas</i>, but within municipal extra-territorial jurisdiction areas only if:</p> <ul style="list-style-type: none"> a. the development is consistent with the municipal comprehensive plan and relevant municipal requirements; b. the site is determined to be <i>well-suited overall</i> for the development if on <i>best prime farmland</i> or the site is <i>suited overall</i>, otherwise; and c. the development is generally consistent with all relevant LRMP objectives and policies. 	<p>Not addressed by existing County land use policy.</p>
<p>4.1.5 The County will encourage <i>urban development</i> to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.</p>	<p>Not specifically addressed by existing County land use policy.</p>
<p>4.1.6 To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require <i>discretionary development</i> to create a sufficient buffer between existing agricultural operations and the proposed <i>urban development</i>.</p>	<p>Not addressed by existing County land use policy.</p>
<p>4.1.7 The County will oppose new <i>urban development</i> or development authorized pursuant to a municipal annexation agreement that is located more than one and one half miles from a municipality's corporate limit unless the Champaign County Board determines that the development is otherwise consistent with the LRMP, and that such extraordinary exercise of extra-territorial jurisdiction is in the interest of the County as a whole.</p>	<p>Not addressed by existing County land use policy.</p>
<p>4.1.8 The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.</p>	<p>Not specifically addressed by existing County land use policy.</p>
<p>4.1.9 The County will encourage that new <i>discretionary development</i> within municipal extra-territorial jurisdiction areas pursuant to a municipal annexation agreement and that will remain in the unincorporated area, should first receive any <i>discretionary development</i> approval from the County that would otherwise be necessary without the annexation agreement.</p>	<p>Not addressed by existing County land use policy.</p>

continued

<i>Proposed LRMP Goal 4 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
4.2 When new <i>urban development</i> is proposed, Champaign County will encourage that such development demonstrates good stewardship of natural resources	Not addressed by existing County land use policy.
4.2.1 The County will encourage the reuse and redevelopment of older and vacant properties within <i>urban land</i> when feasible.	Partially addressed by existing 1977 Residential Land Use Policy 2.2 that calls for encouraging development of in-town areas.
4.2.2 The County will: a. ensure that <i>urban development</i> proposed on <i>best prime farmland</i> is efficiently designed in order to avoid unnecessary conversion of such farmland; and b. encourage, when possible, other jurisdictions to ensure that <i>urban development</i> proposed on <i>best prime farmland</i> is efficiently designed in order to avoid unnecessary conversion of such farmland.	Partially addressed by an existing 1977 General Land Use Policy that calls for encouraging new development in and near urban and village centers to preserve ag land.
4.2.3 The County will: a. require that proposed new <i>urban development</i> results in no more than minimal disturbance to areas with significant natural environmental quality; and b. encourage, when possible, other jurisdictions to require that proposed new <i>urban development</i> results in no more than minimal disturbance to areas with significant natural environmental quality.	Not addressed by existing County land use policy.
4.3 Champaign County will oppose proposed new <i>urban development</i> unless adequate utilities, infrastructure, and <i>public services</i> are provided.	Generally addressed by existing 1977 General Land Use Policy that calls for encouraging new development in and near urban and village centers, and generally addressed by these 1977 County land use policies: Residential Land Use Policy 2.3; Commercial Land Use Policy 3.4; Industrial Land Use Policy 4.3; and Utilities Policy 7.3 and 7.4.
4.3.1 The County will: a. require that proposed new <i>urban development</i> in unincorporated areas is sufficiently served by available <i>public services</i> and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new <i>urban development</i> is sufficiently served by available <i>public services</i> and without undue public expense.	The concerns of Part a of the proposed policy are generally addressed by existing 1977 General Land Use Policy that calls for encouraging new development in and near urban and village centers, and generally addressed by these 1977 County land use policies: Residential Land Use Policy 2.3; Commercial Land Use Policy 3.4; Industrial Land Use Policy 4.3; and Utilities Policy 7.3 and 7.4. The concerns of Part b of the proposed policy are not addressed by existing County land use policy.

Proposed LRMP Goal 5 and Objectives

GOAL 5 Public Health and Public Safety

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

5.1 Protect Public Health and Safety

Champaign County will seek to ensure that *rural* development does not endanger public health or safety.

5.2 Public Assembly Land Uses

Champaign County will seek to ensure that public assembly, dependent population, and multifamily land uses provide safe and secure environments for their occupants.

5.3 Development Standards

Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015.

5.4 Countywide Waste Management Plan

Champaign County will develop an updated *Champaign County Waste Management Plan* by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 5 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 5 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
5.1 Champaign County will seek to ensure that rural development does not endanger public health or safety.	Existing 1977 Residential Land Use Policy 2.3 addresses public health and safety as it pertains to the use of individual septic systems and groundwater contamination.
5.1.1 The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems.	Partially addressed by existing 1977 Residential Land Use Policy 2.3. The concern is generally addressed in existing 2001 LURP 1.3.1.
5.1.2 The County will ensure that the proposed wastewater disposal and treatment systems of discretionary development will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality.	Partially addressed by existing 1977 Residential Land Use Policy 2.3 . Generally addressed in existing 2001 and 2005 LURP 1.5 policy series regarding site suitability.
5.1.3 The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.	Not addressed by existing County land use policy.
5.1.4 The County will seek to abate blight and to prevent and rectify improper dumping.	Partially addressed by existing 1977 Residential Land Use Policy 2.6.
5.2 Champaign County will seek to ensure that public assembly, dependent population, and multifamily land uses provide safe and secure environments for their occupants.	Not addressed by existing County land use policy.
5.2.1 The County will require public assembly, dependent population, and multifamily premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.	Not addressed by existing County land use policy.
5.2.2 The County will require Champaign County Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.	Not addressed by existing County land use policy.
5.2.3 The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.	Not addressed by existing County land use policy.
5.3 Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015.	Not addressed by existing County land use policy.
5.4 Champaign County will develop an updated Champaign County Waste Management Plan by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.	Not addressed by existing County land use policy.

Proposed LRMP Goal 6 and Objectives

GOAL 6 Transportation

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

6.1 Traffic Impact Analyses

Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.

6.2 Countywide Transportation System

Champaign County will strive to attain a countywide transportation network including a variety of transportation modes which will provide rapid, safe, and economical movement of people and goods.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 6 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 6 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
6.1 Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.	Partially addressed in existing 1977 Ag Land use Policy 1.6. The provision of 'adequate infrastructure' is generally addressed in existing 2001 LURP 1.1, 1.3.2, 1.3.3, 1.4.2, 1.4.1, 1.5.1, 1.5.2, 1.5.3, and 1.6.2, and also in existing 2005 LURP 1.1.3, 1.1.4, 1.3.5, 1.4.2, 1.5.1, 1.5.2, 1.5.3, and 1.6.2.
6.1.1 The County will include traffic impact analyses in <i>discretionary review</i> development proposals with significant traffic generation.	Not specifically addressed in existing County land use policy.
6.2 Champaign County will strive to attain a countywide transportation network including a variety of transportation modes which will provide rapid, safe, and economical movement of people and goods.	Not addressed in existing County land use policy.
6.2.1 The County will encourage development of a multi-jurisdictional countywide transportation plan that is consistent with the LRMP.	Not addressed in existing County land use policy.
6.2.2 The County will encourage the maintenance and improvement of existing County railroad system lines and services.	Existing 1977 Transportation Facilities Policy 6.7 addresses the same concern as the proposed policy.
6.2.3 The County will seek to implement the County's Greenways and Trails Plan.	Not addressed in existing County land use policy.
6.2.4 The County will seek to prevent establishment of incompatible <i>discretionary development</i> in areas exposed to noise and hazards of vehicular, aircraft and rail transport.	Not addressed in existing County land use policy.
6.2.5 The County will seek to protect <i>public infrastructure</i> elements which exhibit unique scenic, cultural, or historic qualities.	Generally addressed in existing 1977 Conservation Policy 5.6 which refers to identifying and preserving scenic and historical sites.

Proposed LRMP Goal 7 and Objectives**GOAL 7 Natural Resources**

Champaign County will strive to conserve and enhance the County's landscape and natural resources and ensure their sustainable use.

7.1 Groundwater Quality and Availability

Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.

7.2 Soil

Champaign County will strive to conserve its soil resources to provide the greatest benefit to current and future generations.

7.3 Surface Water Protection

Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, minimize erosion and sedimentation, and provide appropriate conditions for native aquatic species.

7.4 Aquatic and Riparian Ecosystems

Champaign County will encourage the maintenance and enhancement of aquatic and riparian habitats.

7.5 Natural Areas and Habitat

Champaign County will encourage resource management which avoids loss or degradation of areas representative of the *pre-settlement environment* and other areas that provide habitat for native and game species.

7.6 Parks and Preserves

Champaign County will work to protect existing investments in *rural* parkland and natural area preserves and will encourage the establishment of new public *parks and preserves* and protected private lands.

7.7 Air Pollutants

Champaign County considers the atmosphere a valuable resource and will seek to minimize harmful impacts to it and work to prevent and reduce the discharge of ozone precursors, acid rain precursors, toxics, dust and aerosols that are harmful to human health.

7.8 Natural Resources Assessment System

Champaign County will, by the year 2012, adopt a natural resources specific assessment system that provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations, including: groundwater resources; soil and mineral resources; surface waters; aquatic and riparian ecosystems; natural areas; parks and preserves; known cultural resources; and air quality.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 7 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 7 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
7.1 Champaign County will strive to ensure adequate and safe supplies of groundwater at reasonable cost for both human and ecological purposes.	Existing 1977 Conversation Policy 5.9 calls for establishing procedures to maintain water quality and to maintain water supplies for the general welfare of County residents.
7.1.1 The County will not approve <i>discretionary development</i> using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.	Existing 1977 Utilities Policy 7.4 is a milder version of the proposed policy which states that the County "...will discourage new development which would overburden existing water ... systems." The concern of the proposed policy is generally addressed in existing 2001 and 2005 LURP 1.4 'site suitability' policies.
7.1.2 The County will encourage regional cooperation in protecting the quality and availability of groundwater from the Mahomet Aquifer.	Not addressed in existing County land use policy.
7.1.3 As feasible, the County will seek to ensure that withdrawals from the Mahomet Aquifer and other aquifers do not exceed the long-term sustainable yield of the aquifer including withdrawals under potential drought conditions, particularly for shallow aquifers.	Not addressed in existing County land use policy.
7.1.4 To the extent that distinct recharge areas are identified for any aquifers, the County will work to prevent development of such areas that would significantly impair recharge to the aquifers.	Not addressed in existing County land use policy.
7.1.5 To the extent that groundwater in the County is interconnected with surface waters, the County will work to ensure that groundwater contributions to natural surface hydrology are not disrupted by groundwater withdrawals by <i>discretionary development</i> .	Not addressed in existing County land use policy.
7.1.6 The County will encourage the development and refinement of knowledge regarding the geology, hydrology, and other features of the County's groundwater resources.	Not addressed in existing County land use policy.
7.1.7 The County will ensure that existing and new developments do not pollute the groundwater supply.	Partially addressed by existing 1977 Residential Land use Policy 2.3 and existing 1977 Utilities Policies 7.2 and 7.3 (new development and not existing). Generally addressed by existing 1977 Conservation Policy 5.9.
7.1.8 The County will protect community well heads, distinct aquifer recharge areas and other critical areas from potential sources of groundwater pollution.	Not addressed in existing County land use policy.

continued

<i>Proposed LRMP Goal 7 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
7.1.9 The County will work to ensure the remediation of contaminated land or groundwater and the elimination of potential contamination pathways.	Not addressed in existing County land use policy.
7.2 Champaign County will strive to conserve its soil resources to provide the greatest benefit to current and future generations.	Existing 2001 and 2005 LURP 1.2 call for preserving <i>best prime farmland</i> as a unique soil resource.
7.2.1 The County will strive to minimize the destruction of its soil resources by non-agricultural development and will give special consideration to the protection of <i>best prime farmland</i> . <i>Best prime farmland</i> is that comprised of soils that have a Relative Value of at least 85 and includes land parcels with mixed soils that have a Land Evaluation score of 85 or greater as defined in the LESA.	Existing 2001 and 2005 LURP 1.2 call for preserving <i>best prime farmland</i> as a unique soil resource. Existing 2001 LURP 1.5.2 and 1.6.2 and existing 2005 LURP 1.1.3, 1.3.5, 1.5.2 and 1.6.2 contain development standards that apply to <i>best prime farmland</i> .
7.3 Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, minimize erosion and sedimentation, and provide appropriate conditions for native aquatic species.	Not specifically addressed in existing County land use policy. Minimizing disturbance of wildlife and natural features is partially addressed in existing 2001 and 2005 LURP 1.7.1 and 1.7.2.
7.3.1 The County will incorporate the recommendations of adopted watershed plans in its policies, plans, and investments and in its <i>discretionary review</i> of new development.	Not addressed in existing County land use policy.
7.3.2 The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.	Partially addressed in existing 1977 Utilities Policy 7.4.3. Partially addressed in existing 2001 and 2005 LURP 1.4.2.
7.3.3 The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.	Not addressed in existing County land use policy.
7.3.4 The County will ensure that point discharges including those from new development, and including surface discharging on-site wastewater systems, meet or exceed state and federal water quality standards.	Not addressed in existing County land use policy.
7.3.5 The County will ensure that non-point discharges from new development meet or exceed state and federal water quality standards.	Not addressed in existing County land use policy.
7.4 Champaign County will encourage the maintenance and enhancement of aquatic and riparian habitats.	Minimizing disturbance of wildlife and natural features is partially addressed in existing 2001 and 2005 LURP 1.7.1 and 1.7.2.
7.4.1 For <i>discretionary development</i> , the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.	Partially addressed in existing 2001 and 2005 LURP 1.7.2.

<i>Proposed LRMP Goal 7 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
7.4.2 The County will require in its <i>discretionary review</i> that new development cause no more than minimal disturbance to the stream corridor environment.	Partially addressed in existing 2001 and 2005 LURP 1.7.2.
7.4.3 The County will encourage the preservation and voluntary restoration of wetlands and a net increase in wetland habitat acreage.	Not addressed in existing County land use policy.
7.4.4 The County will support efforts to control and eliminate invasive species.	Not addressed in existing County land use policy.
7.4.5 The County will promote drainage system maintenance practices that provide for effective drainage, promote channel stability, minimize erosion and sedimentation, minimize ditch maintenance costs and, when feasible, support healthy aquatic ecosystems.	Not addressed in existing County land use policy.
7.5 Champaign County will encourage resource management which avoids loss or degradation of areas representative of the <i>pre-settlement environment</i> and other areas that provide habitat for native and game species.	Not addressed in existing County land use policy.
7.5.1 The County will encourage educational programs to promote sound environmental stewardship practices among private landowners.	Not addressed in existing County land use policy.
7.5.2 a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas. b. With regard to <i>by-right development on good zoning lots</i> , or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.	Not addressed in existing County land use policy.
7.5.3 For <i>discretionary development</i> , the County will use the <i>Illinois Natural Areas Inventory</i> and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.	Not addressed in existing County land use policy.
7.5.4 The County will require implementation of IDNR recommendations for <i>discretionary development</i> sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.	Not addressed in existing County land use policy.
7.5.5 The County will continue to allow the reservation and establishment of private and public hunting grounds where conflicts with surrounding land uses can be minimized.	Not addressed in existing County land use policy.

<i>Proposed LRMP Goal 7 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
7.5.6 The County will encourage the purchase, donation, or transfer of development rights and the like, by public and private entities, of significant natural areas and habitat for native and game species for the purpose of preservation.	Not addressed in existing County land use policy.
7.6 Champaign County will work to protect existing investments in <i>rural</i> parkland and natural area preserves and will encourage the establishment of new public <i>parks and preserves</i> and protected private lands.	Not specifically addressed in existing County land use policy.
7.6.1 The County will require that the location, site design and land management of <i>discretionary development</i> minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private <i>parks and preserves</i> .	Partially addressed in existing 2001 and 2005 LURP 1.7.2.
7.6.2 The County will strive to attract alternative funding sources that assist in the establishment and maintenance of <i>parks and preserves</i> in the County.	Existing 1977 Conservation Policy 5.4 addresses a similar concern as the proposed policy.
7.6.3 The County will require that <i>discretionary development</i> provide a reasonable contribution to support development of <i>parks and preserves</i> .	Not addressed in existing County land use policy.
7.6.4 The County will encourage the establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.	Not addressed in existing County land use policy.
7.6.5 The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.	Not specifically addressed in existing County land use policy.
7.6.6 The County will support public outreach and education regarding site-specific natural resource management guidelines that landowners may voluntarily adopt.	Not addressed in existing County land use policy.
7.7 Champaign County considers the atmosphere a valuable resource and will seek to minimize harmful impacts to it and work to prevent and reduce the discharge of ozone precursors, acid rain precursors, toxics, dust and aerosols that are harmful to human health.	Not addressed in existing County land use policy.
7.7.1 The County will require compliance with all applicable Illinois Environmental Protection Agency and Illinois Pollution Control Board standards for air quality when relevant in <i>discretionary review</i> development.	Not specifically addressed in existing County land use policy.
7.7.2 In reviewing proposed <i>discretionary development</i> , the County will identify existing sources of air pollutants and will avoid locating sensitive land uses where occupants will be affected by such discharges.	Not specifically addressed in existing County land use policy.

<i>Proposed LRMP Goal 7 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>7.8 Champaign County will, by the year 2012, adopt a natural resources specific assessment system that provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations, including: groundwater resources; soil and mineral resources; surface waters; aquatic and riparian ecosystems; natural areas; parks and preserves; known cultural resources; and air quality.</p>	<p>Not addressed in existing County land use policy.</p>

Proposed LRMP Goal 8 and Objectives

GOAL 8 Energy Conservation

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

8.1 Reduce Greenhouse Gases

Champaign County will seek to reduce the discharge of greenhouse gases.

8.2 Energy Efficient Buildings

Champaign County will encourage energy efficient building design standards.

8.3 Land Use and Transportation Policies

Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.

8.4 Reuse and Recycling

Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.

8.5 Renewable Energy Sources

Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing uses.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 8 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 8 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
<p>8.1 Champaign County will seek to reduce the discharge of greenhouse gases.</p>	<p>Not addressed in existing County land use policy.</p>
<p>8.1.1 The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.</p>	<p>Not addressed in existing County land use policy.</p>
<p>8.1.2 The County will promote energy efficient building design standards.</p>	<p>Not addressed in existing County land use policy.</p>

<i>Proposed LRMP Goal 8 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
8.1.3 The County will strive to minimize the discharge of greenhouse gases from its own facilities and operations.	Not addressed in existing County land use policy.
8.2 Champaign County will encourage energy efficient building design standards.	Not addressed in existing County land use policy.
8.2.1 The County will enforce the <i>Illinois Energy Efficient Commercial Building Act</i> (20 ILCS 3125/1).	Not addressed in existing County land use policy.
8.2.2 The County will strive to incorporate and utilize energy efficient building design in its own facilities.	Not addressed in existing County land use policy.
8.3 Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.	Partially addressed by an existing 1977 General Land Use Policy that calls for the County to encourage new development in and near urban and village centers to preserve ag land and open space; optimizing the use of water, sewer and public transportation facilities, and reducing the need for extending road improvements and other public services.
8.4 Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials.	Not addressed in existing County land use policy.
8.5 Champaign County will encourage the development and use of renewable energy sources where appropriate and compatible with existing uses.	Not addressed in existing County land use policy.

Proposed LRMP Goal 9 and Objectives

GOAL 9 Cultural Amenities
 Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

9.1 Cultural Amenities
 Champaign County will encourage the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life of its citizens.

Comparing Proposed and Existing Policies

The following table compares the proposed LRMP Goal 9 Objectives and Policies with existing County land use policies.

<i>Proposed LRMP Goal 9 Objectives and Policies</i>	<i>Addressed by Existing County Policies ?</i>
9.1 Champaign County will encourage the development and maintenance of cultural, educational, recreational, and other amenities that contribute to the quality of life of its citizens.	Partially addressed in existing 1977 Conservation Policy 5.6.
9.1.1 The County will work to identify historic structures, places and landscapes in the County.	Partially addressed in existing 1977 Conservation Policy 5.6.

Review of Proposed LRMP Future Land Use Map

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 proposed Future Land Use Map along with the LRMP goals, objectives and policies are intended to inform and guide Champaign County decisions regarding land use within the County.

Two-Part Map

- The proposed Land Use Management Area Map is a map intended to graphically illustrate the geographic areas of the unincorporated County that are the focus of specific LRMP Goals, Objectives and Policies. The Land Use Management Area Map forms a framework that can be used to anticipate growth patterns and land use trends that are ultimately illustrated on the LRMP Future Land Use Map.
- The proposed LRMP Future Land Use Map identifies future land uses in the year 2030. The map is based on existing conditions and projected growth trends, public input, and growth patterns described in the proposed LRMP goals, objectives, and policies.

Land Use Management Area Map

The correlation between objectives and policies, and geographic characteristics of Champaign County is formed in the *Land Use Management Area Map* which is a complementary map to the proposed LRMP Future Land Use Map. The *Land Use Management Area Map* uses geographical differences identified in certain LRMP policies to spatially define the extent of the policies. Only those LRMP policies with explicit spatial limits are intended to be accompanied by this map. ‘Land Use Management Areas’ are primarily split between *urban* and *rural*, and are listed below.

Land Use Management Areas

Rural	Urban
<ul style="list-style-type: none"> • Best Prime Farmland • Non Best Prime Farmland • Existing Natural Areas • Areas which may contain Natural Areas • Parks and Preserves • Mahomet Aquifer • Area of Limited Groundwater Availability • Floodplain • Streams and Lakes • Entire Rural Management Area 	<ul style="list-style-type: none"> • Contiguous Urban Growth Area (CUGA) • Unincorporated Settlement • Municipal Extraterritorial Jurisdiction without Sanitary Sewer • Entire Urban Management Area

The Land Use Management Area 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 Area Map* which are subject to change and should be updated on a regular basis.

Future Land Use Map

The proposed *LRMP Future Land Use Map* includes designated future land use classifications expected in the unincorporated area of Champaign County in the year 2030. The proposed *LRMP Future Land Use Map* uses terminology that indicates land use.

Incorporated Area (Future).

In reviewing the proposed *LRMP Future Land Use Map*, it is important to understand that those *urban land use areas* included in the *contiguous urban growth areas* on the accompanying *Land*

Use Management Area Map are expected to be annexed as part of the nearby municipality by the year 2030. These *urban land use* areas are shown as ‘Incorporated Area (Future)’ on the proposed Future Land Use Map.

Unincorporated Areas.

While the predominant land use is agriculture, it is expected that other land uses will be established based on recommended LRMP goals, objectives and policies. This expectation has led to a series of land uses that are predominantly agriculture, but will have different blends of land use due to the relevant policy set (Management Area). The future land use classifications mapped in the unincorporated areas of the County are listed below

Table 11. Future Land Use Classifications

Primarily Farmland	<ul style="list-style-type: none"> • Primarily Farmland (Best Prime Farmland) • Primarily Farmland (Non Best Prime Farmland) • Primarily Farmland (Woodland) • Primarily Farmland (Riparian Area) • Primarily Farmland (Municipal ETJ without Sanitary Sewer)
Rural Residential	<ul style="list-style-type: none"> • Rural Residential (Infill) • Rural Residential (Projected)
Commercial / Industrial	<ul style="list-style-type: none"> • US 150 between Champaign and Mahomet • I-57 Interchange at Pesotum • I-57 Interchange at Monticello Road • I-74 Interchange at IL 47 • I-57 Interchange at County Hwy 20 • US 45 North of Urbana
Natural Resources	<ul style="list-style-type: none"> • Primarily Conservation • Parks and Preserves

Notes

1. ETJ = Extra-Territorial Jurisdiction
2. Greenhouse gases are gases in the atmosphere that trap the sun’s energy and thereby contribute to rising surface temperatures. The two major greenhouse gases are water vapor and carbon dioxide. Carbon dioxide is a byproduct of burning fossil fuels. Other greenhouse gases include methane, ozone, chlorofluorocarbons, and nitrous oxide.
Source: <http://www.bigskyco2.org/whatisit/glossary>

Attachments

- A. Proposed LRMP Land Management Area Map and LRMP Future Land Use Map
- B. *Champaign County Land Use Goals and Policies adopted November 29, 1977*
- C. *Champaign County Land Use Regulatory Policies amended November 20, 2001*
- D. *Champaign County Land Use Regulatory Policies amended September 22, 2005*
- E. Defined Terms – Used in LRMP Stages 2 and 3 Documents

Background

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 Map provides a spatial context and specific resource management areas for the policies created through the Land Resource Management Plan. The Future Land Use Map builds upon existing land use and other spatial data presented in the Existing Conditions and Trends Report.

Existing Land Use

In 2007, an existing land use map was developed for the Land Resource Management Plan. 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 eleven 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

Source: CCRPC

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 Future Land Use 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

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.

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

The *Future Land Use Map* utilizes spatial data, input from public participation, and goals objectives and policies developed by the Steering Committee. The recommended goals, objectives and policies represent the intent to remain a rural and agricultural county and are a continuation of existing planning in Champaign County. This constrains land use development choices to a point where development scenarios were not developed.

The correlation between objectives and policies, and geographic characteristics of Champaign County is formed in a complementary map to the Future Land Use Map. The *Land Use Management Area 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 Future Land Use 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 Area 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 Area Map which are subject to change and should be updated on a regular basis.

- **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: 3.1.3, 3.1.6, 3.1.7, 3.3.2, 3.3.4

- **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: 3.3.1

- **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: 7.6.1

- **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: 7.4.1, 7.4.2, 7.5.2, 7.5.3, 7.5.4, 7.5.6, Objective 7.8

- **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: 7.6.1

- **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: 7.1.2, 7.1.3

- **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: 7.1.1

- **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: 3.1.4, 3.2.1, 3.2.2, 4.1.4, 4.1.7, 4.3.1, 4.3.2, 7.3.2, 7.3.4

- **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: 4.1.3, 4.1.9

- **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: 4.1.2b

- **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 Area 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: 4.1.4, 4.1.9

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

Related policies include: 4.2.1, 4.2.2, 4.2.3

Note: Policy 4.1.9 applies to both Urban and Rural Management areas. The extent of the policy is identified as the entire ETJ which is comprised of the CUGA and the Municipal ETJ without Sanitary Sewer.

- **Future Land Uses**

The Future Land Use 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 3.1.5, 3.1.6a, and 3.1.7 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 3.1.6b 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 7.5.2 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 7.4.1 states that *discretionary development* will, when possible, preserve existing habitat, and enhance or restore degraded habitat. Also, Policy 7.4.2 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 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.

Calculations and final projections will be included in the appendices.

CHAMPAIGN COUNTY LAND USE GOALS AND POLICIES

Adopted November 29, 1977

INTRODUCTION

The preparation of this Plan is in response to the request of the Champaign County Board's Environment and Land Use Committee and the Zoning Board of Appeals for a land use plan to assist them in the making of day-to-day land use and zoning decisions. This Plan should be regarded as a Policy Plan. By that, we mean that it contains a number of goals and policy statements which serve as the under-pinning for major planning decisions with regard to land use and zoning.

As with most plans, neither long-range nor short-range plans should be considered immutable. Rather, they are guides. They should be referred to as the basis for making decisions. When and if they cease to serve in such a capacity, they should be officially modified to express changing conditions or new policies. This Plan, and the policies contained herein, constitutes an advisory document, not an ordinance, and is subject to change when circumstances arise.

As an example, development proposals should be reviewed within the context of the policies in this Plan. If there is a need, based on the review of the proposal, to alter a land use policy, then a plan amendment is in order. This is the fashion in which the Plan serves as a guide, a benchmark, to be used to mark the progress and the manner in which future development occurs in Champaign County.

LAND USE GOALS AND POLICIES

Statements of goals and policies are generally designed to provide a framework for decision-making. Within the context of this Land Use Plan, they serve to frame decisions to be made over the next few years concerning land use in Champaign County. Specifically, goals and policies are stated here to guide decisions concerning land use through the application of the zoning and subdivision processes of Champaign County.

Goals may be defined as broad statements of long-range community aspirations. They are reflective of the directions the community will take with regard to new land use development. Policies describe the course and manner of action to be taken to reach an objective.

The following statement of goals and policies are presented as the policy framework of the County Land Use Plan. Adoption of these policies by the County Board provides the Zoning Board of Appeals, the Environment and Land Use Committee and the local plan commissions with official guidelines for the review of specific development proposals.

Overall land use goals and policies serve to establish the principles of land use development. A more specific level of guidance is provided by the statements of policies as they relate to types of land use or to the functional elements of development represented by utilities and transportation. These policy statements are not specific and must be applied to individual situations with varying degrees of interpretation. Governmental reviewing bodies must exercise judgment in the application of a policy of policies. In doing so, the goals of the Plan will be reached, and therefore, the purpose of the Plan will be fulfilled.

GENERAL LAND USE GOALS AND POLICIES

Goals:

- Promotion and protection of the health, safety, economy, convenience, appearance and general welfare of the County by guiding the overall environmental development of the County through the continuous comprehensive planning process.
- Provision of a sufficient and adequate amount of land designated by type of uses, to serve the needs of Champaign County for the period covered by this Short Range Plan.
- Land uses appropriately located in terms of utilities, public facilities, site characteristics and public services.
- Arrangement of land use patterns designed to promote mutual compatibility.
- Establishment of processes of development to encourage the development of the types and uses of land that is in agreement with the Goals and Policies of this Land Use Plan.

Policies:

- The County Board, the Environment and Land Use Committee and the Zoning Board of Appeals will follow the policies and encouraging new development in and near urban and village centers to preserve agricultural land and open space; optimizing the use of water, sewer, and public transportation facilities; and reducing the need for extending road improvements and other public services.
- The County Board, the Environment and Land Use Committee and the Board of Appeals will establish communication and coordination processes among local units of government in order to address and resolve similar or overlapping development problems.

1. Agricultural Land Use

Goals:

- Preservation and maintenance of as much agricultural land in food and fiber production as possible, and protection of these lands from encroachment by non-agricultural uses.
- Establishment of an agricultural land classification system based on productivity. Improvement of rural drainage systems.

Policies:

- 1.1 The Environment and Land Use Committee will study the possibility of creating several agricultural districts which would provide one or more districts for agricultural use, only, while other districts would permit limited non-agricultural uses.
- 1.2 The Board of Appeals and the County Board will restrict non-agricultural uses to non-agricultural areas or those areas served by adequate utilities, transportation facilities and commercial services or those areas where non-agricultural uses will not be incompatible with existing agricultural uses.
- 1.3 The Environment and Land Use Committee and the Board of Appeals will work towards applying the concepts of development rights transfer, planned unit development, cluster development and special use permits to insure, when and where

necessary, that development of non-agricultural uses is compatible to adjacent agricultural activities.

- 1.4 The Environment and Land Use Committee will examine the zoning classification of lands on the urban periphery for the possibility of rezoning lands from district classifications that encourage non-agricultural uses to agricultural classifications which encourage productive farming.
- 1.5 The Environment and Land Use Committee and the County Board will encourage the development of tax assessment policies which will discourage the unnecessary conversion of agricultural land to non-agricultural uses.
- 1.6 The Environment and Land Use Committee and the County Board will initiate a coordinated effort among local units of government to create uniform standards and procedures to review developments proposed for agricultural areas.

2. Residential Land Use

Goals:

- Residential neighborhoods which provide adequate housing to meet the needs of future residents of Champaign County, adequate recreation and open space, access to utilities, access to commercial and employment centers and other community support services.
- An ample supply of housing with a variety of types and cost levels to meet the demand of Champaign County residents for the planning period, and to accommodate the needs of families of various sizes and with various occupations and incomes both for permanent and transient residents.
- Residential development procedures which will promote the production of an adequate housing supply in a manner compatible with the goals and policies of this Land Use Plan.

Policies:

- 2.1 The Environment and Land Use Committee, in cooperation with municipal plan commissions, will examine current provisions of zoning and subdivision ordinances for the purposes of increasing the flexibility of regulations to encourage a greater range of site designs and housing types.
- 2.2 The Environment and Land Use Committee will work with municipal plan commissions to review existing zoning patterns and regulations within urban areas and initiate proposals to encourage development and redevelopment of "in-town" areas.
- 2.3 The County Board will encourage new residential development in areas where public or private sewer and water utility systems are, or easily can be, provided and where police and fire protection are available. The County Board will permit new residential development in areas without access to public sewer and water utilities only if it can be determined that the use of individual septic systems will not cause contamination of aquifers and groundwater and will not cause health hazards.
- 2.3A New subdivisions and zoning changes should meet these (2.3 above) standards and will be considered where they are not in conflict with the goals and policies of this Plan.

- 2.4 The Environment and Land Use Committee will examine undeveloped areas zoned residential to determine probability of development within the period covered by this Plan and the Committee will undertake study of possible alternative uses of the land.
- 2.5 The Zoning Board of Appeals, the Environment and land Use Committee and the County Board will only support the development of residential areas separated from incompatible non-residential uses, unless natural or man-made buffering is provided.
- 2.6 The County Board will work for the maintenance of sound housing and the improvement, replacement or elimination of deteriorating housing in the County.
- 2.7 Where housing is greater density than one or two-family units is planned, the Zoning Board of appeals and the Environment and Land Use Committee and the County Board will encourage the provision of underground or under-building parking to provide the maximum amount of useable space around the building.

3. Commercial Land Use

Goals:

- Provision of a sufficient amount of land designated for various types of commercial land use to serve the needs of the residents of the County.
- Location of commercial uses with ready accessibility to sewer, water and other utilities as well as adequate streets and highways. Adequate public transit will also be considered.
- Commercial areas designed to promote compatibility with non-commercial uses and at the same time provide ease of access.
- Establishment of development procedures to promote appropriate justification for new commercial development.

Policies:

- 3.1 The County Board will encourage only those new commercial developments which are found to be needed to serve the demands of the residents of Champaign County and its trade area.
- 3.2 The County Board will establish, by amendment to the Zoning Ordinance or other means, a process for reviewing petitions for new commercial land to include a determination of the need for new commercial development based on market demand.
- 3.3 The Environment and Land Use Committee will examine the Zoning Ordinance to institute more flexible commercial development controls such as planned unit development and transfer development rights in order to provide a wider variety of commercial development techniques and better compatibility with non-commercial uses.
- 3.4 The County Board will not encourage major new commercial development except in those areas where sewer, water, adequate fire protection and other utilities are readily available.
- 3.5 The County Board will not encourage major new commercial development except in those areas which can be adequately served by public mass transit.

- 3.6 The County Board will strongly discourage proposals for new commercial development not making adequate provisions for drainage and other site considerations.
- 3.7 The County Board will strongly discourage proposals for new commercial development along arterial streets and highways if the proposals contribute to the establishment of maintenance of a strip commercial pattern. As an alternative, concentrated or nodal patterns of development may be considered when there is adequate provision for safe, controlled access to the arterial streets and highways.

4. Industrial Land Use

Goals:

- Location of industrial development in areas served by utilities and transportation facilities as well as close to a local labor market throughout the County.
- Location and design of industrial development in a manner compatible with nearby non-industrial uses.
- Industrial development controls that will maintain the existing environmental quality and be sufficiently flexible to encourage types of industrial uses that will meet the needs of the labor market located in Champaign County.

Policies:

- 4.1 The Environment and Land Use Committee will encourage the development of industrial uses consistent with job objective goals based on existing and projected labor force surpluses.
- 4.2 The Environment and Land Use Committee will review those existing undeveloped areas zoned industrial to determine the probability of development within the next five years and recommend appropriate zoning actions to the County Board.
- 4.3 The County Board and the Environment and Land Use Committee will encourage the development of new industrial sites only in those areas having access to sewer, water, gas and electric utilities, adequate fire protection and to paved roads or major arterials, and rail lines, if necessary. Mass transit facilities will also be considered.
- 4.4 The Environment and Land Use Committee will urge the County Board to discourage new industrial development from intruding into productive agricultural areas.
- 4.5 The County Board will discourage development of new industrial uses where such development will overburden existing sewer or water facilities.
- 4.6 The Environment and Land Use Committee will examine the use of zoning techniques such as special use permits and planned industrial development to permit and regulate new development. The Environment and Land Use Committee will examine existing lands zoned for industrial uses to determine the desirability of retaining such industrial zoning.
- 4.7 The Environment and Land Use Committee will actively seek involvement of all units of government with zoning and comprehensive planning jurisdiction in a process of industrial site review and recommend appropriate amendments to the Zoning Ordinance maps.

5. Conservation of Natural Resources, Clean Air and Water, Open space, Recreation and Historical Preservation

Goals:

- Protection and conservation of publicly designated environmental and natural resources and historical sites through open space reservation, conservation, zoning, easement, development rights, tax exemption policy, public acquisition and performance standards for commercial and industrial development.
- Provision of sufficient recreational facilities for both active and passive recreation, based on standards recommended by the Champaign County Forest Preserve, local park districts, the State of Illinois Department of conservation and the Federal Bureau of Outdoor Recreation.
- Development and/or preservation of greenbelts (including agricultural uses), scenic areas and open space corridors both public and private throughout the County.
- Preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.
- Establishment of a process for assisting local governments in the development of parks and recreational areas through the zoning and subdivision ordinances, and capital improvements programs.
- Development of taxing policies at the state level which will facilitate the conservation of natural resources, open space, parks and recreation and historical preservation.

Policies:

- 5.1 The Environment and Land Use Committee will review the provisions of the Conservation-Recreation District of the County Zoning Ordinance for determination of the adequacy of protection of natural resource areas, and make appropriate recommendations to the County Board.
- 5.2 The Environment and Land Use Committee and the County Board will work with the County Forest Preserve and local park districts to advise and/or review with them their efforts to program capital expenditures to acquire land or easements for parks and open space areas.
- 5.3 The Environment and Land Use Committee and the County Board will work with the County Highway Department and Township Road Officials, the State and Federal Highway Departments and the Bureau of Outdoor Recreation to develop scenic areas along transportation routes as identified in the Open Space and Recreation Plan and Program.
- 5.4 The Environment and Land Use Committee and the County Board will work with local governmental units for dedication of open space sufficient to meet any deficit of parks and recreational space in developed or developing areas with appropriate incentives to the developer.
- 5.5 The Environment and Land Use Committee will review County Zoning and Subdivision Ordinances to provide for reservation of open space in any commercial, industrial or large residential developments and make appropriate recommendations to the County Board.
- 5.6 The Environment and Land Use Committee and the County Board will encourage the identification and preservation of scenic and historical sites in their original state or in a way to retain their value as such sites.

- 5.7 The County Board and the Environment and Land Use Committee will encourage the preservation of natural areas and will cooperate with the County Forest Preserve District and other interested groups in a preservation and restoration program.
- 5.8 The County Board will encourage the development of tax exemption policies, development rights transfer, easements, and zoning to conserve identified natural resources.
- 5.9 The Environment and Land Use Committee will review existing standards for air and water quality, and will work to establish procedures for maintaining the quality of these natural resources, and the maintenance of water supplies for the general welfare of county residents.

6. Transportation Facilities

Goals:

- A transportation system developed as an integrated circulation network, including a variety of transportation modes, which will provide rapid, safe and economical movement of people and goods both within the County and throughout the region. Such a system should include pedestrian, bicycle, vehicular, mass transit, railroads and air transportation facilities adequate to meet the needs of Champaign County.
- A balance between the amount of newly developing land uses and available transportation facilities, i.e., roads and highways, mass transit routes and rail access to industrial areas.
- Provision and maintenance of adequate street and highway facilities to maintain service to existing land uses and desirable future land uses.
- Encourage a coordinated bikeway system linking the Champaign-Urbana area and a County-wide bikeway system utilizing existing right-of-way or public land where possible.
- Encourage development close to existing development in order to minimize the need for extension of mass transit routes and services.
- Continued communication between the Environment and Land Use Committee and the Policy and Technical Committees of the Champaign-Urbana Urbanized Area Transportation Study with regard to land use and land use controls.
- A continued, coordinated process for land use and transportation decisions based on inputs from transportation plans, zoning and subdivision ordinances and capital improvements programs.

Policies:

- 6.1 The Environment and Land Use Committee will be involved with the review of proposals for street and highway projects for consistency with existing and future land use patterns and densities.
- 6.2 The Environment and Land Use Committee and the County Board will try to assure that all new commercial, industrial and high-density residential development is located with reasonable access to mass transit routes.
- 6.3 The Environment and Land Use Committee and the County Board will cooperate with the cities of Champaign, Urbana and Rantoul and the various street and highway

departments in the development of a coordinated future County-wide bikeway system utilizing existing right-of-way and public land where possible.

- 6.4 The Environment and Land Use Committee will support and work for the provision of pedestrian circulation systems in development projects through the techniques of planned unit and cluster development. The Environment and Land Use Committee will encourage local governmental units to do the same.
- 6.5 The Environment and Land Use Committee and the County Board will cooperate with other local units of government in investigating the desirability of any proposed abandonment of rail lines and where such abandonment is undesirable, oppose it.
- 6.6 The Environment and Land Use Committee and the County Board will encourage the best use of the right-of-ways of abandoned rail lines consistent with the adjacent land uses with primary emphasis on agricultural and public use.
- 6.7 The Environment and Land Use Committee will work for the maintenance and improvement of existing County railroad system lines and services.
- 6.8 The County Board will encourage the designation of a major street or road system where arterials or major roads are no closer than one mile apart.
- 6.9 The County and the Environment and Land Use Committee will encourage the adequate maintenance of the present University of Illinois Willard Airport and improvements as they are needed for safety and service to the residents of Champaign County and nearby communities.
- 6.10 The Environment and Land Use Committee will encourage financing for the maintenance of existing roads as having priority over expenditures for new or additional roads.

7. Utilities

Goals:

- Encourage compact urban development to minimize the unnecessary extension of water, sewer and drainage utilities.
- Encourage the provision of utility systems in Champaign County adequate for existing development and for new development, consistent with the goals and policies of this Plan.
- Encourage non-agricultural development only where it will not have an adverse affect on proper drainage patterns of nearby agricultural lands and drainage systems.
- Encourage protection of proper drainage patterns in agricultural areas from excess run-off caused by improper urban development and encourage creation and improvement of drainage patterns.

Policies:

- 7.1 The County Board, the Environment and Land Use Committee and the Zoning Board of Appeals will coordinate changes in land use with public and private utility systems.
- 7.2 The County Board and the Environment and Land Use Committee will actively support non-agricultural development only where there can be reasonable assurance that aquifers and groundwater are protected from contamination.

- 7.3 The County Board will encourage development only in areas where both sewer and water systems are available. In areas without public sewer and water systems, development may occur only if it is determined that individual septic systems can be installed and maintained in a manner which will not cause contamination of aquifers and groundwater and will not cause health hazards. Requests for development should demonstrate that wastewater disposal systems, water supply, fire and police protection are adequate to meet the needs of the proposed development.
- 7.3A New subdivisions and zoning changes should meet these (7.3 above) standards and will be considered where they are not in conflict with the goals and policies of this Plan.
- 7.4 The County Board will discourage new development which would overburden existing water, sewer or drainage systems. The Board of Appeals and/or the Environment and Land Use Committee may use the following policies to determine the impact of new development on existing utilities:
- 7.4.1 In the case of water systems, adequate water supplies should be available for normal use* and for fire protection.
- 7.4.2 In the case of sewer systems, the existing capacity of the collection network or the sewage treatment facility should govern the intensity of new development.
- 7.4.3 In the case of drainage, the primary systems should be designed for a minimum five year storm. Provisions should be made for retention of storm water to prevent excessive flows downstream resulting from new development.
- 7.5 The Environment and Land Use Committee and the County Board will cooperate with local units of government, sanitary districts, drainage districts and private utilities to coordinate the provision of utilities for future development.

* Usually expressed in gallons per capita per day for domestic, industrial, commercial and public uses.

The preceding goals and policies constitute the Champaign County Land Use Goals and Policies. They are to be used by the County Board, the Environment and Land Use Committee and the Zoning Board of Appeals as guidelines for making land use decisions. The policies, therefore, are advisory in nature and should not be construed as hard and fast rules. Rather, the goals and policies should be considered as flexible standards to assist in making land use and zoning decisions in Champaign County.

CHAMPAIGN COUNTY LAND USE REGULATORY POLICIES Amended November 20, 2001

EXECUTIVE SUMMARY: LAND USE REGULATORY POLICIES – RURAL DISTRICTS **Amended November 20, 2001**

Commercial agriculture is the highest and best use of the land in the rural areas of Champaign County that are suited to it ^(1.1) but all landowners will be guaranteed a basic development right proportionate to tract size and public health and safety and site development regulations. ^(1.3.3)

All landowners also can undertake development beyond the basic right provided that ^(1.3.3)

- all reasonable effort has been made to determine if especially sensitive and valuable environmental or cultural features are present and to minimize the disturbance of them or of wild life, natural areas, historic or archeological resources, County Forest Preserves or other parks and preserves ^(1.7.1, 1.7.2);
- sites on the best prime farmland must be well suited for any proposed development ^(1.5.2) and must be used in the most efficient way ^(1.2); but on less productive land, development will be allowed so long as the site is not “unsuited overall” ^(1.5.1);
- existing public services and infrastructure and proposed improvements are adequate to support the development effectively and safely without undue public expense ^(1.5.3, 1.5.4);
- agricultural activities and related infrastructure are not likely to be negatively effected and agricultural activities are not likely to have negative effects on the proposed development ^(1.4.1) ;
- non-residential development accords with other policies and is located in areas planned for such development, ^(1.6.3) or supports agriculture, or involves a product or service that is provided better in a rural setting than in an urban one. ^(1.6.1)
- non-residential development on the best prime farmland accords with other policies and either is appropriate in a rural area and is on a very well suited site, or services surrounding agriculture or an important public need and cannot be located elsewhere. ^(1.6.2)

A second dwelling on an individual lot may be allowed, but only for the limited purpose of providing housing to family members on a temporary basis. ^(1.9)

All farmers will be assured of receiving the State-mandated exemption from County zoning even if some non farmers also receive the same benefit. ^(1.8)

The Land Use Regulatory Policies will be coordinated with other County plans and as much as possible with municipal plans and policies. ^(0.1.1, 0.1.2, 0.2)

- Notes: 1. Superscript numbers ^(n; n; n) refer to the number of the full policy statement (see attached).
2. The Executive Summary is not part of the official policies and is provided only for convenience.

The *Land Use Regulatory Policies* are adopted as general statements to guide County staff, Zoning Board of Appeals and County Board in the review of proposed Zoning Ordinance amendments. These policies are not yet complete, but have been officially adopted and are in full force. The policies may be used, on an interim basis, to evaluate zoning cases involving discretionary decisions.

The County will add policies as needed in each phase of the *Comprehensive Zoning Review*. In Phase 7, where all previous changes are reconciled and harmonized, the County will review and revise the policies to provide continuing guidance for future zoning cases and ordinance amendments.

CHAMPAIGN COUNTY LAND USE REGULATORY POLICIES, Amended November 20, 2001**GENERAL POLICIES****0.1 COORDINATING REGULATORY POLICIES WITH OTHER COUNTY POLICIES**

0.1.1 These regulatory policies will be coordinated with the *Champaign County Land Use Goals and Policies*. Where they conflict, the *Land Use Regulatory Policies* will govern and the *Land Use Goals and Policies* will be revised accordingly.

0.1.2 These regulatory policies include and will conform to the *U.S. Route 150 Corridor Plan* and any other intergovernmental plan or program to which the County is a party.

The Land Use Goals and Policies are more than 20 years old. The Land Use Regulatory Policies are more in keeping with current understanding and public values and so, supersede earlier efforts.

The County will honor plans and policies adopted in other settings unless the parties agree to amend them.

0.2 COORDINATING COUNTY ZONING WITH MUNICIPAL AND OTHER OFFICIAL PLANS AND POLICIES

Champaign County will endeavor to coordinate its zoning ordinance with municipal comprehensive plans, annexation agreements and the plans of other government agencies to the greatest extent possible consistent with these and other County policies and the adopted *Ordinance Objectives*.

Eleven municipalities in Champaign County have adopted comprehensive plans. Under Illinois law these communities have jurisdiction over land use planning and land subdivision in the unincorporated area falling within 1-1/2 miles of their corporate limits.

Municipalities may also enter into annexation agreements in these areas that contain enforceable provisions relating to land use and development. The County, however, retains jurisdiction with respect to zoning, nuisance and floodplain regulation. Additionally, other public bodies such as the Urbana-Champaign Sanitary District, CUUATS, the Forest Preserve District, park districts, etc. have adopted plans and policies that bear, in part, on land use.

It is important that County, municipal and other land use policies be coordinated for the benefit of landowners and the general public interest.

Municipal and other plans vary in their level of detail, supporting analysis and currency. They may use dissimilar and even conflicting categories and terminology. For these reasons the County cannot automatically bind itself to every plan or policy and subsequent amendment adopted by every government entity. Within these limitations the County can and will work to harmonize the zoning ordinance with other plans and policies as much as possible, recognizing that in some instances the ordinance will not necessarily directly reflect every policy of every government.

CHAMPAIGN COUNTY LAND USE REGULATORY POLICIES, Amended November 20, 2001**RURAL LAND USE POLICIES****1.1. HIGHEST AND BEST USE OF RURAL LAND**

Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. Other land uses can be accommodated in those areas provided that:

- a. the conversion of prime farmland is minimized;**
- b. the disturbance of natural areas is minimized;**
- c. the sites are suitable for the proposed use;**
- d. infrastructure and public services are adequate for the proposed use; and**
- e. the potential for conflicts with agriculture is minimized.**

The soils, landscape, climate and location of Champaign County constitute a uniquely productive setting for producing row crops. The County takes seriously its stewardship over more than a half million acres of the most productive farmland in the world. The County places a very high value on the economic contribution of farming and on farming as a way of life.

As important as agriculture is, the County finds that accommodating other land uses in rural areas is possible. Under the proper conditions, rural development can be permitted without unduly sacrificing our soil resources or interfering with agricultural practices.

1.2. PRESERVING UNIQUE SOIL RESOURCES

On the best prime farmland, development will be permitted only if the land is well suited to it, and the land is used in the most efficient way consistent with other County policies.

For purposes of these policies, the "best" prime farmland is that made up of soils in Agricultural Value Groups one through four. These are generally tracts of land with a Land Evaluation score of 85 or better on the County's *Land Evaluation and Site Assessment System*, that are large enough to be farmed economically. Small and irregular tracts are not included.

Champaign County recognizes the unique value of the soil found here and the need to preserve this resource for future generations. The County also recognizes that population and economic growth cannot be accommodated here without some conversion of the best prime farmland. Most farmland conversion occurs in the form of urban development, with a relatively small amount resulting from development in the County's rural zoning districts.

The conversion of best prime farmland can be minimized by ensuring that it is used efficiently. This means using few acres as possible for each dwelling or other unit of development that is provided. Inefficient large-lot or "farmette" type development will not be permitted on the best prime farmland.

The County also finds that it is not in the public interest to compromise its other policies on the best prime farmland. Standards for site suitability, adequacy of infrastructure and compatibility with agriculture will be higher for development on the best prime farmland than for less productive land (See Policies 1.5.1 and 1.5.2).

1.3 PROTECTION OF PROPERTY RIGHTS**1.3.1 All landowners will be guaranteed a minimum basic development right subject only to public health, safety and site development regulations.**

For purposes of this policy, "development" excludes the division of land into tracts above a certain size. This minimum size is intended to provide tracts large enough to be farmed economically. In addition, this minimum size is such that permitted land uses can be assumed to generate traffic within the capacity of rural roads and to have only negligible impacts on sensitive natural areas and features. Creating tracts

above this threshold may, therefore, be exempted from limits on development rights. Creating tracts below the threshold is subject to limitations on development rights. The “minimum basic development right” refers to the right to create such smaller lots and is in addition to the right to divide land into large exempt tracts.

The County recognizes that most land owners legitimately expect to be able to sell some part of their land for development. Limited development opportunities will be permitted as of right, but not necessarily in the same form in all locations. In some areas development rights may provide for commercial uses in lieu of residential development, consistent with other policies.

The scope of the basic development right is limited by concerns for public health and safety. It is not intended to allow the creation of lots subject to extreme flood hazard or in locations that are otherwise hazardous or incapable of providing a reasonably healthy and safe environment. Legitimate development expectations do not necessarily apply to areas with severe health or safety concerns.

Basic development rights do not override the need for reasonable site development regulations. Development rights are not guaranteed where site development regulations cannot be met, provided that the existing tract has a reasonable economic use such as an existing home site.

1.3.2 Landowners’ minimum basic development rights are proportionate to tract size. The division of smaller tracts of land will not be permitted if it would overburden existing infrastructure or create other problems.

The basic development right is intended to allow limited development located in such a way that the County can be reasonably certain that it will not overburden existing infrastructure or violate other County policies. The basic development right is related to acreage in common ownership to ensure that concentrations of new lots do not create problems when the same right is accorded to all landowners.

Basic development rights will not necessarily apply to small tracts of land previously divided to create house lots or for other purposes such as small woodlots. In areas where there are concentrations of smaller tracts, further development could overburden existing infrastructure or violate other County policies if similar development occurs on other tracts in the vicinity.

On larger tracts, the basic development right is also subject to an overall cap. The cap defines the greatest number of lots that can be permitted as of right with reasonable assurance that the immediate impacts of the development will be acceptable. Above this cap, projects require site specific reviews of drainage, traffic and other impacts to ensure that County policies are met. Special consideration will be given, however, to small irregular or isolated tracts that cannot be farmed economically.

1.3.3 Development beyond the basic right will be permitted if the use, design, site and location are consistent with County Policy regarding:

- a. The efficient use of prime farmland;**
- b. Minimizing the disturbance of natural areas;**
- c. Suitability of the site for the proposed use;**
- d. Adequacy of infrastructure and public services for the proposed use; and,**
- e. Minimizing conflict with agriculture.**

Development beyond the basic development right will not be automatically restricted, but it will be limited to further the County’s other policies.

Development beyond the basic development right is not guaranteed. Such development will be subject to site and project specific reviews to ensure that it conforms to other County policies.

1.4 COMPATIBILITY WITH AGRICULTURE

1.4.1 Non-agricultural land uses will not be permitted unless they are of a type not negatively affected by agricultural activities or else are located and designed to minimize exposure to any negative affect caused by agricultural activities.

Development in rural areas can be negatively affected by agriculture. Newcomers to rural areas often fail to understand the customary side effects of agriculture and so conflicts with farmers can result. It is the duty of those proposing rural development to avoid such conflicts as much as possible by proper choice of location and good site design.

1.4.2 Non-agricultural land uses will not be permitted if they would interfere with farm operations or would damage or negatively affect the operation of agricultural drainage systems, rural roads or other agriculture-related infrastructure.

Non-farm land uses in rural areas can have serious detrimental impacts on farming in a variety of ways. Although other land uses can be accommodated in rural areas, agriculture is the preferred land use and will be protected.

Rural developments will be scrutinized carefully for impacts they may have on agricultural operations including the impacts of additional similar development in the area. If the impacts are significant, development will be limited or disallowed.

1.5. SITE SUITABILITY FOR DEVELOPMENT

1.5.1 On less productive farmland, development will not be permitted if the site is unsuited, overall, for the proposed land use.

1.5.2 On the best prime farmland, development will not be permitted unless the site is well suited, overall, for the proposed land use.

Ample sites that are well suited to residential and other development are available in rural Champaign County. It is not necessary, and the County will not permit, development on sites that are not well suited to it.

A site is considered well suited if development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public. A site is well suited overall only if it is reasonably well suited in all respects and has no major defects.

A site is unsuited for development if its features or location would detract from the proposed use. A site is also unsuitable if development there would create a risk to the health, safety or property of the occupants, the neighbors or the general public. A site may be unsuited overall if it is clearly inadequate in one respect even if it is acceptable in other respects.

1.5.3 Development will not be permitted if existing infrastructure, together with the proposed improvements, is inadequate to support the proposed development effectively and safely without undue public expense.

A site may be unsuitable even if its physical characteristics will support development if the necessary infrastructure is not in place or provided by the development. Drainage systems, roads or other infrastructure are inadequate if they cannot meet the demands of the development without creating a risk of harm to the environment, private property or public health and safety.

Infrastructure is also inadequate if safety or the prevention of harm requires new public investments or increased maintenance expenses that are not paid for by the development itself. Developments will be expected to bear the full cost of providing infrastructure improvements to the extent that the need for them is specifically and uniquely attributable to the development. Developments will not be approved if they impose disproportionate fiscal burdens on rural taxing bodies.

1.5.4 Development will not be permitted if the available public services are inadequate to support the proposed development effectively and safely without undue public expense.

Public services, such as police, fire protection and ambulance service, in the rural areas of the County are provided on a more limited basis and with a narrower financial base than those in municipalities. Rural taxing bodies have a tax base that is heavily dependant on farmland than those in urbanized areas. The County will carefully weigh the ability of rural public service agencies to meet the demands posed by rural development. Developments will be expected to bear the full cost of providing services to the extent that the need for them is specifically and uniquely attributable to the development. Developments will not be approved if they impose disproportionate fiscal burdens on rural taxing bodies.

1.6 BUSINESS AND NONRESIDENTIAL USES

1.6.1 In all rural areas, businesses and other non-residential uses will be permitted if they support agriculture or involve a product or service that is provided better in a rural area than in an urban area.

Significant demand exists to site private and public uses in rural locations where land can be obtained more cheaply. This accounts for a significant fraction of the farmland converted by rural development.

Uses can and should be accommodated in rural areas if they compliment agriculture, or supplement farm income or they involve products or services that can be provided better in a rural setting than in an urban one. Uses that have significant utility demands or which require access to urban services or which pose significant environmental or other impacts in a rural setting will be restricted to areas that have the necessary urban infrastructure and services.

1.6.2 On the best prime farmland, businesses and other non-residential uses will not be permitted if they take any best prime farmland out of production unless:

- **they also serve surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or,**
- **the uses are otherwise appropriate in a rural area and the site is very well suited to them.**

Accommodating non-residential land uses in rural areas can conflict with the County's policy regarding preservation of the best prime farmland. Uses that directly serve agriculture or an important public purpose may be permitted if they minimize the conversion of the best prime farmland and it is not feasible to locate them on less productive farmland. Sites may also be developed for appropriate uses if they are very well suited to non-residential land use in terms of site suitability, access, visibility, infrastructure, public services, etc.

1.6.3 In rural areas that are expected to be developed as non-residential land use, business and other uses will be permitted if they are consistent with other County policies and with the anticipated long-term use in the area.

It is inappropriate to allow residential development in areas that will ultimately be developed for business or industrial use where residences would be undesirable. These areas may be designated in plans or may otherwise be designated for business or industrial use. It is also inappropriate to allow intensive development in such areas before urban utilities and services are available. In the mean time, the interests of landowners must be respected and so a wider array of non-residential land uses will be permitted in lieu of residential development rights.

1.7 CONSERVATION OF NATURAL AREAS

1.7.1. Non agricultural land uses will be permitted in or near known natural areas, sites of historic or archeological significance, County Forest Preserves, or other parks and preserves, only if they are located so as to minimize disturbance of wildlife, natural features, historic or archeological resources or park and preserve resources..

Almost all natural areas in the County have been developed for agricultural and other uses or have been seriously disturbed by past land use. The resources to acquire, develop and manage parks and preserves are limited so the public and private investment in the existing sites merits protection. The County will not restrict development for this purpose beyond the limits that apply in agricultural areas but its location will be subject to special standards to minimize impacts on these resources.

1.7.2 Development in rural areas will be permitted only if there has been reasonable effort to determine if especially sensitive and valuable features are present, and all reasonable effort has been made to prevent harm to those features.

High quality natural areas, endangered species and historic and archeological sites are rare in Champaign County. Development that may affect them will be permitted only if appropriate measures are taken to avoid harm to these resources.

1.8 IMPLEMENTING THE “AGRICULTURAL PURPOSES” EXEMPTION

All full and part-time farmers and retired farmers will be assured of receiving the benefits of the agriculture exemption even if some non-farmers receive the same benefits.

The State of Illinois exempts land and buildings used for agricultural purposes from County zoning jurisdiction except for certain requirements such as minimum lot size. The County's rural land use policies will not be undermined by the exemption. Champaign County concurs with the agricultural exemption policy and will ensure that all qualifying projects receive the benefits of this policy even if a small number of non-farmers also benefit incidentally.

1.9 ACCESSORY DWELLINGS IN RURAL AREAS

Accessory dwellings will be permitted for the limited purpose of providing housing to family members on a temporary basis so long as site development standards and the public health and safety are not compromised.

A significant demand exists to provide for housing for family members on the same lot with another single-family dwelling. Permitting second dwellings on lots without limits would undermine the County's other policies regarding rural development. The County wishes to assist families in providing for the needs of family members. With special controls, the potential impacts of accessory dwellings are reasonable given the public purpose served.

CHAMPAIGN COUNTY LAND USE REGULATORY POLICIES Amended September 22, 2005

EXECUTIVE SUMMARY: LAND USE REGULATORY POLICIES – RURAL DISTRICTS As Amended September 22, 2005

Commercial agriculture is the highest and best use of land in the rural areas of Champaign County that are suited to it, but non-agricultural land uses will be allowed on all rural land to a very limited extent that will not interfere with the pursuit of commercial agriculture nor waste the land resource. ^(1.1.1-1.1.4)

Champaign County will not allow significant non-agricultural development in rural areas not served by a sewer system. ^(1.1.1)

All tracts of record that are 40 acres or larger may be developed as-of-right under a development allowance of one single-family residence per 40 acres. In areas that are best prime farmland, this as-of-right allowance for development will be the only residential development that will be authorized. ^(1.2, 1.3.1-1.3.5) However, all existing lawfully created lots that are ‘good’ zoning lots will remain good zoning lots and one single-family residence may be constructed on any such lot that is vacant. ^(1.3.3)

Development under the as-of-right allowance that is in or near to known natural areas, sites of historic or archaeological significance, County forest preserves, or other parks and preserves must be located so as to minimize disturbance of such areas. ^(1.7.1)

Non-agricultural development may be authorized at a somewhat higher intensity in areas that are not best prime farmland and specific uses on best prime farmland may be authorized provided that:

- all reasonable effort has been made to determine if especially sensitive and valuable features are present, and all reasonable effort has been made to prevent minimize disturbance of natural areas, protection of endangered species and protection of historical and archeological resources, County Forest Preserves or other parks and preserves; ^(1.7.2)
- sites on the best prime farmland must be well suited overall ^(1.5) and must be used in the most efficient way. ^(1.2)
- the existing infrastructure and the improvements proposed are adequate to support the proposed development effectively and safely without undue public expense; ^(1.5.3)
- the available public services are adequate to support the proposed development effectively and safely without undue public expense; ^(1.5.4)
- non-residential development accords with other policies and is located in areas planned for such development, ^(1.6.3) or supports agriculture, or involves a product or service that is provided better in a rural setting than in an urban one. ^(1.6.1)
- non-residential development accords with other policies and either is appropriate in a rural area and is on a very well suited site, or services surrounding agriculture or an important public need and cannot be located elsewhere. ^(1.6.2)

A second dwelling on an individual lot may be allowed, but only for the limited purpose of providing housing to family members on a temporary basis. ^(1.9)

All farmers will be assured of receiving the State-mandated exemption from County zoning even if some non farmers also receive the same benefit. ^(1.8)

The Land Use Regulatory Policies will be coordinated with other County plans as much as possible with municipal plans and policies. ^(0.1.1, 0.1.2, 0.2)

Notes: Superscript numbers ^(n; n; n) refer to the number of the full policy statement (see attached). The Executive Summary is not part of the official policies and is provided only for convenience. The *Land Use Regulatory Policies* are adopted as general statements to guide County staff, Zoning Board of Appeals and County Board in the review of proposed Zoning Ordinance amendments. These policies are not yet complete, but have been officially adopted and are in full force. The policies may be used on an interim basis to evaluate zoning cases involving discretionary decisions. The County will add policies as needed in each phase of the *Comprehensive Zoning Review*. In Phase 7, where all previous changes are reconciled and harmonized, the County will review and revise the policies to provide continuing guidance for future zoning cases and ordinance amendments.

CHAMPAIGN COUNTY LAND USE REGULATORY POLICIES, Amended September 22, 2005**GENERAL POLICIES****0.1 COORDINATING REGULATORY POLICIES WITH OTHER COUNTY POLICIES**

0.1.1 These regulatory policies will be coordinated with the *Champaign County Land Use Goals and Policies*. Where they conflict, the *Land Use Regulatory Policies* will govern and the *Land Use Goals and Policies* will be revised accordingly.

0.1.2 These regulatory policies include and will conform to the *U.S. Route 150 Corridor Plan* and any other intergovernmental plan or program to which the County is a party.

The Land Use Goals and Policies are more than 20 years old. The Land Use Regulatory Policies are more in keeping with current understanding and public values and so, supersede earlier efforts.

The County will honor plans and policies adopted in other settings unless the parties agree to amend them.

0.2 COORDINATING COUNTY ZONING WITH MUNICIPAL AND OTHER OFFICIAL PLANS AND POLICIES

Champaign County will endeavor to coordinate its zoning ordinance with municipal comprehensive plans, annexation agreements and the plans of other government agencies to the greatest extent possible consistent with these and other County policies and the adopted *Ordinance Objectives*.

Eleven municipalities in Champaign County have adopted comprehensive plans. Under Illinois law these communities have jurisdiction over land use planning and land subdivision in the unincorporated area falling within 1-1/2 miles of their corporate limits.

Municipalities may also enter into annexation agreements in these areas that contain enforceable provisions relating to land use and development. The County, however, retains jurisdiction with respect to zoning, nuisance and floodplain regulation. Additionally, other public bodies such as the Urbana-Champaign Sanitary District, CUUATS, the Forest Preserve District, park districts, etc. have adopted plans and policies that bear, in part, on land use.

It is important that County, municipal and other land use policies be coordinated for the benefit of landowners and the general public interest.

Municipal and other plans vary in their level of detail, supporting analysis and currency. They may use dissimilar and even conflicting categories and terminology. For these reasons the County cannot automatically bind itself to every plan or policy and subsequent amendment adopted by every government entity. Within these limitations the County can and will work to harmonize the zoning ordinance with other plans and policies as much as possible, recognizing that in some instances the ordinance will not necessarily directly reflect every policy of every government.

RURAL LAND USE POLICIES**1.1 HIGHEST AND BEST USE OF RURAL LAND**

1.1.1. The unincorporated areas of Champaign County fall into two broad classes: urban land which is served by a sanitary sewer system and rural land which is not. Champaign County will allow only low intensity uses under restricted conditions on appropriate rural sites that are not served by sanitary sewer systems.

- 1.1.2. Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. Other land uses will not be accommodated except under very restricted conditions or in areas of less productive soils.**
- 1.1.3. Residential development beyond that allowed as-of-right will be prohibited on land consisting of best prime farmland, but may be allowed elsewhere if:**
- a. conversion of farmland is minimized;**
 - b. potential for conflicts with agriculture is minimized;**
 - c. disturbance of natural areas, rivers, or waterways is minimized;**
 - d. sites are suitable for the proposed use; and**
 - e. infrastructure and public services are adequate for the proposed use.**
- 1.1.4. Non-residential land uses will not be allowed on rural land except when:**
- a. conversion of farmland is minimized;**
 - b. potential for conflicts with agriculture is minimized;**
 - c. disturbance of natural areas, rivers, or waterways is minimized;**
 - d. sites are suitable for the proposed use; and**
 - e. infrastructure and public services are adequate for the proposed use.**

The preservation of prime farmland and minimization of disturbance to natural areas requires that land in the County be used efficiently. Efficient use of land requires that the vast majority of development be at urban densities and supported by the provision of sanitary sewer service. Only low intensity uses can be allowed on appropriate sites and under restricted conditions on rural sites that are not served by sanitary sewer systems.

The soils, landscape, climate and location of Champaign County constitute a uniquely productive setting for producing row crops. The County takes seriously its stewardship over more than a half million acres of the most productive farmland in the world. The County places a very high value on the economic contribution of farming and on farming as a way of life.

As important as agriculture is, the County finds that accommodating other land uses in rural areas is possible on a limited basis. It is, however, neither necessary nor appropriate to authorize residential development beyond that allowed as-of-right on land consisting of the best prime farmland.

Under the proper conditions, rural development can be authorized without unduly sacrificing our soil resources or interfering with agricultural practices. For example, certain types of non-residential uses may be allowed to operate on a site, effectively re-using an existing rural structure provided that specific conditions are met with regard to minimizing impacts to surrounding agricultural operations.

1.2 PRESERVING UNIQUE SOIL RESOURCES

The best prime farmland will be preserved for agricultural use. Other land uses on best prime farmland will not be authorized except on a strictly restricted basis. On best prime farmland, residential land use is limited to an as-of-right allowance and the amount of farmland conversion is restricted. On best prime farmland, non-residential land uses will not be allowed unless the land is used in the most efficient way consistent with other County policies.

For purposes of these policies, the 'best' prime farmland is that made up of soils in Agricultural Value Groups One through Four. These are, generally, tracts of land with a Land Evaluation score of 85 or better on the County's Land Evaluation and Site Assessment System.

Champaign County recognizes the unique value of the soil found here and the need to preserve this resource for future generations. The County also recognizes that population and economic growth cannot be accommodated here without some conversion of the best prime farmland. Most farmland conversion occurs in the form of urban development, and as a result of annexation to one of the municipal entities.

The conversion of best prime farmland can be further minimized by ensuring that it is used efficiently. This means using as few acres as possible for each single-family residence or other form of development that is provided. Inefficient large-lot or 'farmette' type development will not be allowed on the best prime farmland.

Under limited circumstances, a single-family residence may be allowed to be located on a small tract of best prime farmland separated from a larger tract by an existing stream, ditch, street, or railroad.

1.3 PROTECTION OF PROPERTY RIGHTS

1.3.1 All landowners are guaranteed an as-of-right allowance to establish a non-agricultural use, subject only to public health, safety and site development regulations.

The as-of-right allowance refers to the right to establish a land use or create lots that will generate traffic within the capacity of rural roads and have only negligible impacts on sensitive natural areas and features.

The County recognizes that most landowners legitimately expect to be able to sell some part of their land for development. Limited development opportunities will be allowed as-of-right, subject to conditions and not necessarily in the same form in all locations. In some areas development rights may provide for commercial uses in lieu of residential development, consistent with other policies.

The scope of the as-of-right allowance is limited by concerns for public health and safety. It is not intended to allow the creation of lots subject to extreme flood hazard or in locations that are otherwise hazardous or incapable of providing a reasonably healthy and safe environment. Legitimate development expectations do not necessarily apply to areas with severe health or safety concerns.

The as-of-right allowance does not override the need for reasonable site development regulations. Development rights are not guaranteed where site development regulations cannot be met, provided that the existing tract has a reasonable economic use such as an existing home site or agricultural endeavors.

1.3.2 The as-of-right allowance is intended to ensure a legitimate economic use of all property. Champaign County finds that continued agriculture use alone constitutes a reasonable economic use of the best prime farmland and fairness to landowners does not require accommodating non-farm development on such land.

Landowners are entitled to an economic return on investments in land consistent with reasonable expectations. This does not guarantee the greatest possible profit. Reasonable expectations are those that reflect public policy, respect long-standing use of neighboring land, account for the agricultural value and natural conditions found on the land, are consistent with the development suitability of the land and avoid interference with the use of other lands. Non-agricultural development is not a reasonable expectation on best prime farmland. Development that would significantly impair the ecological integrity of natural areas is not a reasonable expectation.

1.3.3 Landowners of one or more lawfully created lots that are recorded or lawfully conveyed and are considered a 'good zoning lot' (i.e., a lot that meets all County zoning requirements in effect at the time the lot is created) are guaranteed the as-of-right allowance to establish a single-family residence on each such lot.

The County recognizes that some landowners lawfully created, acquired, or may wish to sell lots that met the necessary zoning requirements in effect at the time the lot was created, but that presently do not conform to zoning requirements. Such lots are considered 'good zoning lots'.

Landowners can be assured that the establishment of a single-family residence will be allowed on 'good zoning lots' provided that such lots have been lawfully created and recorded or otherwise lawfully conveyed.

1.3.4 Landowners as-of-right allowance is generally proportionate to tract size, with one single-family residence allowed per 40 acres. The right to construct a single-family residence on vacant lawfully created tracts of land less than 40 acres is also part of the as-of-right allowance.

The as-of-right allowance is intended to allow limited residential development and at the same time minimize the conversion of farmland, minimize disturbance of natural areas, avoid overburdening existing infrastructure and violation of other County policies.

- 1.3.5 Residential development beyond the as-of-right allowance is not authorized on best prime farmland. Residential development beyond the as-of-right allowance may be allowed on tracts consisting of other than best prime farmland if the use, design, site and location are consistent with County policies regarding:**
- a. suitability of the site for the proposed use;**
 - b. adequacy of infrastructure and public services for the proposed use;**
 - c. minimizing conflict with agriculture;**
 - d. minimizing the conversion of farmland; and**
 - e. minimizing the disturbance of natural areas.**

Consistent with County Land Use Regulatory Policies 1.1 and 1.2, the development of rural residential subdivisions on the best prime farmland is prohibited.

Residential development beyond the as-of-right allowance on prime or other farmland (defined as tracts with a Land Evaluation score of less than 85 based on the County's Land Evaluation and Site Assessment System) is not guaranteed. Such development will be subject to site and project-specific reviews to ensure that it conforms to other County policies.

1.4 COMPATIBILITY WITH AGRICULTURE

- 1.4.1 Non-agricultural land uses will not be authorized unless they are of a type not negatively affected by agricultural activities or else are located and designed to minimize exposure to any negative affect caused by agricultural activities.**

Development in rural areas can be negatively affected by agriculture. Newcomers to rural areas often fail to understand the customary side effects of agriculture and so conflicts with farmers can result. It is the duty of those proposing rural development to avoid such conflicts as much as possible by proper choice of location and good site design.

- 1.4.2 Non-agricultural land uses will not be authorized if they would interfere with farm operations or would damage or negatively affect the operation of agricultural drainage systems, rural roads or other agriculture-related infrastructure.**

Non-farm land uses in rural areas can have serious detrimental impacts on farming in a variety of ways. Although other land uses can be accommodated in rural areas, agriculture is the preferred land use and will be protected.

Rural developments will be scrutinized carefully for impacts they may have on agricultural operations including the impacts of additional similar development in the area. If the impacts are significant development will be limited or disallowed.

1.5. SITE SUITABILITY FOR DEVELOPMENT THAT REQUIRES DISCRETIONARY REVIEW *

** Note: 'Discretionary Review' is a process by which the Zoning Board of Appeals and/or County Board considers the approval of a request for a Special Use or a Zoning Map Amendment after a public hearing. The ZBA and/or County Board reviews such requests based on specific criteria and, at their discretion, may or may not choose to approve the request.*

- 1.5.1 Development that requires discretionary review will not be allowed on other than best prime farmland if the site is unsuited, overall, for the proposed land use.**
- 1.5.2 Development that requires discretionary review will not be allowed on best prime farmland unless the site is well suited, overall, for the proposed land use.**

Ample sites that are well suited to development are available in rural Champaign County. It is not necessary, and the County will not allow development on sites that are not well suited to it.

A site is considered well suited if development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public. A site is well suited overall only if it is reasonably well suited in all respects and has no major defects.

A site is unsuited for development if its features or location would detract from the proposed use. A site is also unsuitable if development there would create a risk to the health, safety or property of the occupants, the neighbors or the general public. A site may be unsuited overall if it is clearly inadequate in one respect even if it is acceptable in other respects.

1.5.3 Development that requires discretionary review will not be allowed if the existing infrastructure, together with the improvements proposed, is inadequate to support the proposed development effectively and safely without undue public expense.

A site may be unsuitable even if its physical characteristics will support development if the necessary infrastructure is not in place or provided by the development. Drainage systems, roads or other infrastructure are inadequate if they cannot meet the demands of the development without creating a risk of harm to the environment, private property or public health and safety.

Infrastructure is also inadequate if safety or the prevention of harm requires new public investments or increased maintenance expenses that are not paid for by the development itself. Developments will be expected to bear the full cost of providing infrastructure improvements to the extent that the need for them is specifically and uniquely attributable to the development. Developments will not be approved if they impose disproportionate fiscal burdens on rural taxing bodies.

1.5.4 Development that requires discretionary review will not be allowed if the available public services are inadequate to support the proposed development effectively and safely without undue public expense.

Public services, such as police, fire protection and ambulance service, in the rural areas of the County are provided on a more limited basis and with a narrower financial base than those in municipalities. Rural taxing bodies have a tax base that is heavily dependent on farmland than those in urbanized areas. The County will carefully weigh the ability of rural public service agencies to meet the demands posed by rural development. Developments will be expected to bear the full cost of providing services to the extent that the need for them is specifically and uniquely attributable to the development. Developments will not be approved if they impose disproportionate fiscal burdens on rural taxing bodies.

1.6 BUSINESS AND NONRESIDENTIAL USES

1.6.1 In all rural areas, businesses and other non-residential uses will be allowed if they support agriculture or involve a product or service that is provided better in a rural area than in an urban area.

Significant demand exists to site private and public uses in rural locations where land can be obtained more cheaply. This accounts for a significant fraction of the farmland converted by rural development.

Uses can and should be accommodated in rural areas if they compliment agriculture, or supplement farm income or they involve products or services that can be provided better in a rural setting than in an urban one. Uses that have significant utility demands or which require access to urban services or which pose significant environmental or other impacts in a rural setting will be restricted to areas that have the necessary urban infrastructure and services.

- 1.6.2 On the best prime farmland, businesses and other non-residential uses will not be authorized if they take any best prime farmland out of production unless:**
- a) **they also serve surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or**
 - b) **the uses are otherwise appropriate in a rural area and the site is very well suited to them.**

Accommodating non-residential land uses in rural areas can conflict with the County's policy regarding preservation of the best prime farmland. Uses that directly serve agriculture or an important public purpose may be allowed if they minimize the conversion of the best prime farmland and it is not feasible to locate them on less productive farmland. Sites may also be developed for appropriate uses if they are very well suited to non-residential land use in terms of site suitability, access, visibility, infrastructure, public services, etc.

- 1.6.3 In rural areas that are expected to be developed as a non-residential land use, business and other uses will be allowed if they are consistent with other County policies and with the anticipated long-term use in the area.**

It is inappropriate to allow residential development in areas that will ultimately be developed for business or industrial use where residences would be undesirable. These areas may be designated in plans or may otherwise be designated for business or industrial use. It is also inappropriate to allow intensive development in such areas before urban utilities and services are available. In the meantime the interests of landowners must be respected and so a wider array of non-residential land uses will be authorized in lieu of residential development rights.

1.7 CONSERVATION OF NATURAL AREAS

- 1.7.1. Development authorized By-Right or as a Conditional Use will be allowed in or near known natural areas, sites of historic or archeological significance, County Forest Preserves, or other parks and preserves, only if they are located so as to minimize disturbance of such areas.**

Almost all natural areas in the County have been developed for agricultural and other uses or have been seriously disturbed by past land use. The resources to acquire, develop and manage parks and preserves are limited so the public and private investment in the existing sites merits protection. The County will not restrict development for this purpose beyond the limits that apply in agricultural areas but its location will be subject to special standards to minimize impacts on these resources.

- 1.7.2 Development that requires discretionary review will be allowed only if there has been reasonable effort to determine if especially sensitive and valuable features are present, and all reasonable effort has been made to minimize disturbance of natural areas, protection of endangered species and protection of historical and archeological sites.**

** Note: 'Discretionary Review' is a process by which the Zoning Board of Appeals and/or County Board considers the approval of a request for a Special Use or a Zoning Map Amendment after a public hearing. The ZBA and/or County Board reviews such requests based on specific criteria and, at their discretion, may or may not choose to approve the request.*

Natural areas, endangered species and historic and archeological sites are rare in Champaign County. In the absence of alternative economic uses such as agriculture, fairness requires recognition of the reasonableness of the expectation of some degree of non-agricultural development. Development in these areas, however, may only proceed within strict limits, subject to close scrutiny and will be allowed only if appropriate measures are taken to minimize harm to these resources.

1.8 IMPLEMENTING THE 'AGRICULTURAL PURPOSES' EXEMPTION

Subject to applicable statutory and constitutional restrictions, all full and part-time farmers and retired farmers will be assured of receiving the benefits of the agriculture exemption even if some non-farmers receive the same benefits.

The State of Illinois exempts land and buildings used for agricultural purposes from County zoning jurisdiction except for certain requirements such as minimum lot size. The County's rural land use policies will not be undermined by the exemption. Champaign County concurs with the agricultural exemption policy and will ensure that all qualifying projects receive the benefits of this policy even if a small number of non-farmers also benefit incidentally.

1.9 ACCESSORY DWELLINGS IN RURAL AREAS

Accessory dwellings will be authorized for the limited purpose of providing housing to family members on a temporary basis so long as site development standards and the public health and safety are not compromised.

A significant demand exists to provide for housing for family members on the same lot with another single-family dwelling. Permitting second dwellings on lots without limits would undermine the County's other policies regarding rural development. The County wishes to assist families in providing for the needs of family members. With special controls, the potential impacts of accessory dwellings are reasonable given the public purpose served.

Defined Terms – Used in LRMP Stages 2 and 3 Documents

The following defined terms can be found in italics within the text of Proposed LRMP Goals, Objectives and Policies, and Proposed LRMP Future Land Use Report.

best prime farmland

'Best prime farmland' consists of soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System with a Relative Value of 85 or greater and tracts of land with mixed soils that have a LESA System Land Evaluation rating of 85 or greater.

by right development

'By right development' is a phrase that refers to the limited range of new land uses that may be established in unincorporated areas of the County provided only that subdivision and zoning regulations are met and that a Zoning Use Permit is issued by the County's Planning and Zoning Department. At the present time, 'by right' development generally consists of one (or a few, depending on tract size) single family residences, or a limited selection of other land uses. Zoning Use Permits are applied for 'over-the-counter' at the County Planning & Zoning Department, and are typically issued—provided the required fee has been paid and all site development requirements are met—within a matter of days.

contiguous urban growth area

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.

discretionary development

A non-agricultural land use that may occur only if a Special Use Permit or Zoning Map Amendment is granted by the County.

discretionary review

The County may authorize certain non-agricultural land uses in unincorporated areas of the County provided that a public review process takes place and provided that the County Board or County Zoning Board of Appeals (ZBA) finds that the development meets specified criteria and approves the development request. This is referred to as the 'discretionary review' process.

The discretionary review process includes review by the County ZBA and/or County Board of a request for a Special Use or a Zoning Map Amendment. For 'discretionary review' requests, a public hearing occurs before the County ZBA. Based on careful consideration of County [LRMP] goals, objectives and policies and on specific criteria, the ZBA and/or County Board, at their discretion, may or may not choose to approve the request.

good zoning lot (commonly referred to as a ‘conforming lot’)

A lot that meets all County zoning, applicable County or municipal subdivisions standards, and other requirements in effect at the time the lot is created.

parks and preserves

Public land established for recreation and preservation of the environment or privately owned land that is participating in a conservation or preservation program

pre-settlement environment

When used in reference to outlying Champaign County areas, this phrase refers to the predominant land cover during the early 1800s, when prairie comprised approximately 92.5 percent of land surface; forestland comprised roughly 7 percent; with remaining areas of wetlands and open water. Riparian areas along stream corridors containing ‘Forest Soils’ and ‘Bottomland Soils’ are thought to most likely be the areas that were forested during the early 1800s.

public infrastructure

‘Public infrastructure’ when used in the context of rural areas of the County generally refers to drainage systems, bridges or roads.

public services

‘Public services’ typically refers to public services in rural areas of the County, such as police protection services provided the County Sheriff office, fire protection principally provided by fire protection districts, and emergency ambulance service.

rural

Rural lands are unincorporated lands that are not expected to be served by any public sanitary sewer system.

site of historic or archeological significance

A site designated by the Illinois Historic Preservation Agency (IHPA) and identified through mapping of high probability areas for the occurrence of archeological resources in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/3). The County requires Agency Report from the IHPA be submitted for the County’s consideration during discretionary review of rezoning and certain special use requests. The Agency Report addresses whether such a site is present and/or nearby and subject to impacts by a proposed development and whether further consultation is necessary.

suited overall

During the discretionary review process, the County Board or County Zoning Board of Appeals may find that a site on which development is proposed is ‘suited overall’ if the site meets these criteria:

- the site features or site location will not detract from the proposed use;
- the site will not create a risk to the health, safety or property of the occupants, the neighbors or the general public;
- the site is not clearly inadequate in one respect even if it is acceptable in other respects;
- necessary infrastructure is not in place or provided by the proposed development; and
- available public services are adequate to support the proposed development effectively and safely.

well-suited overall

During the discretionary review process, the County Board or County Zoning Board of Appeals may find that a site on which development is proposed is ‘well-suited overall’ if the site meets these criteria:

- the site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative affects on neighbors or the general public; and
- the site is reasonably well-suited in all respects and has no major defects.

urban development

The construction, extension or establishment of a land use that requires or is best served by a connection to a public sanitary sewer system.

urban land

Land within the County that meets any of the following criteria:

- within municipal corporate limits; or
- unincorporated land that is designated for future urban land use on an adopted municipal comprehensive plan, adopted intergovernmental plan or special area plan and served by or located within the service area of a public sanitary sewer system.

urban land use

Generally, land use that is connected and served by a public sanitary sewer system.