



DATE: February 6, 2008  
 TO: Champaign County Land Resource Management Plan Steering Committee  
 FROM: Susan Monte, RPC County Planner  
 RE: **Committee Review of County Land Use Policies**

Generally as discussed at the last Steering Committee meeting, our proposed review of existing County land use policies will follow these steps:

- 1) sort by topic:
  - 1977 goals and policies (LUGP)
  - 2002 policies (LURP)
  - 2005 policies (LURP)
- 2) identify outdated 1977 policies (those superceded by 2001 and 2005 LURP)
- 3) consolidate like policies
- 4) identify concerns based on
  - a) relevant our future.here. goals and objectives
  - b) issues considered in *Existing Conditions and Trends Report*
  - c) review of generic planning goals and mandated goals
- 5) present policy alternatives for consideration

For your review and comment at this time, the attachments provided address Step 1 through Step 4a. Staff plans to distribute handouts on February 14 that address the above-noted Steps 4b & 4c

### ***STEP 1 – Sort by Topic***

The three sets of existing County land use goals, objectives and policies were sorted according to the following single set of topics:

- Coordination of Land Use Policies and Plans
- General Land Use
- Site Suitability – Rural Areas
- Agricultural Land Use
- Residential Land Use – General, Urbanized Areas and Rural Areas
- Business and Non-Residential Land Uses – Rural Areas
- Commercial Land Use
- Industrial Land Use
- Conservation of Natural Resources, Clean Air and Water
- Open Space, Recreation and Historical Preservation
- Transportation
- Utilities

### ***STEP 2 – Identify Outdated Policies***

Specific outdated policies from the 1977 *Champaign County Land Use Goals and Policies* (i.e., those superceded by 2002 or 2005 *Champaign County Land Use Regulatory Policies*) were identified. These outdated 1977 policies are highlighted in grey. [-sample highlighted outdated policy-]

### ***STEP 3 – Consolidate Like Policies***

Some of the 2005 and 2005 Land Use Regulatory Policies (LURP) are worded exactly the same. Differences between certain of the other 2002 and 2005 Land Use Regulatory Policies consist only of clarifying text, rather than significantly changing the context or intent of the original 2002 LURP. In both of these types of instances, the 2005 version of the LURP is shown. These 2005 “consolidated” LURP are designated with an asterisk (e.g., 2005\* *Coordination Policy-1* )

### **ATTACHMENTS**

- A Review of County Land Use Goals, Objectives and Policies: Steps 1, 2, and 3
- B Goals and Most Relevant Objectives from *our future. here.* Report

**TOPIC: Coordination of Land Use Policies and Plans****POLICIES:***2005\* Coordination Policy-1* 2002 0.1.1 and 2005 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.

*2005\* Coordination Policy-2* 2002 0.1.2 and 2005 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.

*2005\* Coordination Policy-3* 2002 0.2 and 2005 0.2

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*.

**TOPIC: General Land Use****GOALS:***1977 General Goal-1* General Goal •

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.

*1977 General Goal-2* General Goal •

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.

*1977 General Goal-3* General Goal •

Land uses appropriately located in terms of utilities, public facilities, site characteristics and public services.

*1977 General Goal-4* General Goal •

Arrangement of land use patterns designed to promote mutual compatibility.

*1977 General Goal-5* General Goal •

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:***1977 General Policy-1* General Policy •

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.

*1977 General Policy-2* General Policy •

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.

*2005 General Policy-1* 2005 1.1.1 (1<sup>st</sup> Sentence)

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.

**TOPIC: Site Suitability - Rural Areas***2002 Site Suitability Policy-1* 2002 1.5.1

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

*2002 Site Suitability Policy-2* 2002 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.

*2002 Site Suitability Policy-3* 2002 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.

*2002 Site Suitability Policy-4* 2002 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.

*2005 Site Suitability Policy-1* 2005 1.1.1 (2<sup>nd</sup> Sentence)

Champaign County will allow only low intensity uses under restricted conditions on appropriate rural sites that are not served by sanitary sewer systems.

*2005 Site Suitability Policy-2* 2005 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.

*2005 Site Suitability Policy-3* 2005 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.

*2005 Site Suitability Policy-4* 2005 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.

*2005 Site Suitability Policy-5* 2005 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.

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\* *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.*

## REVIEW OF COUNTY LAND USE GOALS, OBJECTIVES &amp; POLICIES: STEPS 1, 2, and 3

**TOPIC: Agricultural Land Use****GOALS:***1977 Ag Goal-1* **Agricultural Land Use Goal •**

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.

*1977 Ag Goal-2* **Agricultural Land Use Goal •**

Establishment of an agricultural land classification system based on productivity.

*1977 Ag Goal-3* **Agricultural Land Use Goal •**

Improvement of rural drainage systems.

**POLICIES:***1977 Ag Policy-1* **Agricultural Land Use Policy 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.

*1977 Ag Policy-2* **Agricultural Land Use Policy 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.

*1977 Ag Policy-3* **Agricultural Land Use Policy 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.

*1977 Ag Policy-4* **Agricultural Land Use Policy 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.

*1977 Ag Policy-5* **Agricultural Land Use Policy 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.

*1977 Ag Policy-6* **Agricultural Land Use Policy 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.

*2002 Ag Policy-1* **2002 1.1**

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.

*2005\* Ag Policy-1* **2002 1.8 and 2005 1.8**

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.

*2005 Ag Policy-2* **2005 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.

**TOPIC: Residential Land Use - General****GOALS:***1977 Residential General Goal-1 Residential Land Use Goal •*

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.

*1977 Residential General Goal-2 Residential Land Use Goal •*

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.

*1977 Residential General Goal-3 Residential Land Use Goal •*

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:***1977 Residential General Policy-1 Residential Land Use Policy 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.

*1977 Residential General Policy-2 Residential Land Use Policy 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.

*1977 Residential General Policy-3 Residential Land Use Policy 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.

**TOPIC: Residential Land Use – Urbanized Areas****POLICIES:***1977 Residential Urban Policy-1* **Residential Land Use Policy 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.

*1977 Residential Urban Policy-2* **Residential Land Use Policy 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.

*1977 Residential Urban Policy-3* **Residential Land Use Policy 2.3 (1<sup>st</sup> Sentence)**

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.

*1977 Residential Urban Policy-4* **Residential Land Use Policy 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.

**TOPIC: Residential Land Use – Rural Areas***1977 Residential Rural Policy-1 Residential Land Use Policy 2.3 (2<sup>nd</sup> Sentence)*

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.

*1977 Residential Rural Policy-2 Residential Land Use Policy 2.3A*

New subdivisions and zoning changes should meet these (in *1977 Res Rural Policy-1* above) standards and will be considered where they are not in conflict with the goals and policies of this Plan.

*2002 Residential Rural Policy-1 2002 1.3.1*

All landowners will be guaranteed a minimum basic development right subject only to public health, safety and site development regulations.

*2002 Residential Rural Policy-2 2002 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.

*2002 Residential Rural Policy-3 2002 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.

*2005\* Residential Rural Policy-1 2002 1.9 and 2005 1.9*

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.

*2005 Residential Rural Policy-2 2005 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.

*2005 Residential Rural Policy-3 2005 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.

*2005 Residential Rural Policy-4 2005 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.

*2005 Residential Rural Policy-5 2005 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.

*2005 Residential Rural Policy-6 2005 1.3.4*

Landowner's 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.

*2005 Residential Rural Policy-7 2005 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.

**TOPIC: Business and Non-Residential Land Uses – Rural Areas****POLICIES:**~~2002~~ 2005\* *Business and Non-Res in Rural-1* 2002 1.6.1 and 2005 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.

2005\* *Business and Non-Res in Rural-1* 2002 1.4.1 and 2005 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.

2005\* *Business and Non-Res in Rural-2* 2002 1.4.2 and 2005 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.

2005\* *Business and Non-Res in Rural-3* 2002 1.6.2 and 2005 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:

- 1) 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,
- 2) the uses are otherwise appropriate in a rural area and the site is very well suited to them.

2005\* *Business and Non-Res in Rural-4* 2002 1.6.3 and 2005 1.6.3

In rural areas that are expected to be developed as 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.

2005 *Business and Non-Res in Rural-5* 2005 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.

**TOPIC: Commercial Land Use****GOALS:***1977 Commercial Goal-1 Commercial Land Use Goal •*

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.

*1977 Commercial Goal-2 Commercial Land Use Goal •*

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.

*1977 Commercial Goal-4 Commercial Land Use Goal •*

Commercial areas designed to promote compatibility with non-commercial uses and at the same time provide ease of access.

*1977 Commercial Goal-4 Commercial Land Use Goal •*

Establishment of development procedures to promote appropriate justification for new commercial development.

**POLICIES:***1977 Commercial Policy-1 Commercial Land Use Policy 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.

*1977 Commercial Policy-2 Commercial Land Use Policy 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.

*1977 Commercial Policy-3 Commercial Land Use Policy 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.

*1977 Commercial Policy-4 Commercial Land Use Policy 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.

*1977 Commercial Policy-5 Commercial Land Use Policy 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.

*1977 Commercial Policy-6 Commercial Land Use Policy 3.6*

The County Board will strongly discourage proposals for new commercial development not making adequate provisions for drainage and other site considerations.

*1977 Commercial Policy-7 Commercial Land Use Policy 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.

**TOPIC: Industrial Land Use****GOALS:***1977 Industrial Goal-1* **Industrial Land Use Goal •**

Location of industrial development in areas served by utilities and transportation facilities as well as close to a local labor market throughout the County.

*1977 Industrial Goal-2* **Industrial Land Use Goal •**

Location and design of industrial development in a manner compatible with nearby non-industrial uses.

*1977 Industrial Goal-3* **Industrial Land Use Goal •**

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:***1977 Industrial Policy-1* **Industrial Land Use Policy 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.

*1977 Industrial Policy-2* **Industrial Land Use Policy 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.

*1977 Industrial Policy-3* **Industrial Land Use Policy 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.

*1977 Industrial Policy-4* **Industrial Land Use Policy 4.4**

The Environment and Land Use Committee will urge the County Board to discourage new industrial development from intruding into productive agricultural areas.

*1977 Industrial Policy-5* **Industrial Land Use Policy 4.5**

The County Board will discourage development of new industrial uses where such development will overburden existing sewer or water facilities.

*1977 Industrial Policy-6* **Industrial Land Use Policy 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.

*1977 Industrial Policy-7* **Industrial Land Use Policy 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.

**TOPIC: Conservation of Natural Resources, Clean Air and Water****TOPIC: Open Space, Recreation and Historic Preservation****GOALS:***1977 Conserv Goal-1 Conservation ...Goal •*

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.

*1977 Conserv Goal-2 Conservation ...Goal •*

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.

*1977 Conserv Goal-3 Conservation ...Goal •*

Development and/or preservation of greenbelts (including agricultural uses), scenic areas and open space corridors both public and private throughout the County.

*1977 Conserv Goal-4 Conservation ...Goal •*

Preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

*1977 Conserv Goal-5 Conservation ...Goal •*

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.

*1977 Conserv Goal-6 Conservation ...Goal •*

Development of taxing policies at the state level which will facilitate the conservation of natural resources, open space, parks and recreation and historical preservation.

**TOPIC: Conservation of Natural Resources, Clean Air and Water****POLICIES:***1977 Conserv Natural Policy-1* **Conservation ...Policy 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.

*1977 Conserv Natural Policy-2* **Conservation ...Policy 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.

*1977 Conserv Natural Policy-3* **Conservation ...Policy 5.8**

The County Board will encourage the development of tax exemption policies, development rights transfer, easements, and zoning to conserve identified natural resources.

*1977 Conserv Natural Policy-4* **Conservation ...Policy 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.

*2002 Conserv Natural Policy-1* **2002 1.2**

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.

*2005 Conserv Natural Policy-1* **2005 1.2**

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.

*2005\* Conserv Natural Policy-2* **2002 1.7.1 and 2005 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.

*2005\* Conserv Natural Policy-3* **2002 1.7.2 and 2005 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, protect ~~protection~~ of endangered species and ~~protection~~ of historical and archeological sites.

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*\*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..*

**TOPIC: Open Space, Recreation and Historic Preservation****POLICIES:***1977 Conserv Open/Rec/Hist Policy-1 Conservation ...Policy 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.

*1977 Conserv Open/Rec/Hist Policy-2 Conservation ...Policy 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.

*1977 Conserv Open/Rec/Hist Policy-3 Conservation ...Policy 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.

*1977 Conserv Open/Rec/Hist Policy-4 Conservation ...Policy 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.

*1977 Conserv Open/Rec/Hist Policy-5 Conservation ...Policy 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.

**TOPIC: Transportation****GOALS:***1977 Tran Goal-1 Transportation Facilities Goal •*

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.

*1977 Tran Goal-2 Transportation Facilities Goal •*

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.

*1977 Tran Goal-3 Transportation Facilities Goal •*

Provision and maintenance of adequate street and highway facilities to maintain service to existing land uses and desirable future land uses.

*1977 Tran Goal-4 Transportation Facilities Goal •*

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.

*1977 Tran Goal-5 Transportation Facilities Goal •*

Encourage development close to existing development in order to minimize the need for extension of mass transit routes and services.

*1977 Tran Goal-6 Transportation Facilities Goal •*

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.

*1977 Tran Goal-7 Transportation Facilities Goal •*

A continued, coordinated process for land use and transportation decisions based on inputs from transportation plans, zoning and subdivision ordinances and capital improvements programs.

## REVIEW OF COUNTY LAND USE GOALS, OBJECTIVES &amp; POLICIES: STEPS 1 , 2, and 3

**POLICIES:***1977 Tran Policy-1* **Transportation Facilities Policy 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.

*1977 Tran Policy-2* **Transportation Facilities Policy 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.

*1977 Tran Policy-3* **Transportation Facilities Policy 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.

*1977 Tran Policy-4* **Transportation Facilities Policy 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.

*1977 Tran Policy-5* **Transportation Facilities Policy 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.

*1977 Tran Policy-6* **Transportation Facilities Policy 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.

*1977 Tran Policy-7* **Transportation Facilities Policy 6.7**

The Environment and Land Use Committee will work for the maintenance and improvement of existing County railroad system lines and services.

*1977 Tran Policy-8* **Transportation Facilities Policy 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.

*1977 Tran Policy-9* **Transportation Facilities Policy 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.

*1977 Tran Policy-10* **Transportation Facilities Policy 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.

**TOPIC: Utilities****GOALS:***1977 Utilities Goal-1 Utilities Goal •*

Encourage compact urban development to minimize the unnecessary extension of water, sewer and drainage utilities.

*1977 Utilities Goal-2 Utilities Goal •*

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.

*1977 Utilities Goal-3 Utilities Goal •*

Encourage non-agricultural development only where it will not have an adverse affect on proper drainage patterns of nearby agricultural lands and drainage systems.

*1977 Utilities Goal-4 Utilities Goal •*

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:***1977 Utilities Policy-1 Utilities Policy 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.

*1977 Utilities Policy-2 Utilities Policy 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.

*1977 Utilities Policy-3 Utilities Policy 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.

*1977 Utilities Policy-4 Utilities Policy 7.3A*

New subdivisions and zoning changes should meet these (*1977 Utilities Policy-3* above) standards and will be considered where they are not in conflict with the goals and policies of this Plan.

*1977 Utilities Policy-5 Utilities Policy 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.

*1977 Utilities Policy-5-1 Utilities Policy 7.4.1*

In the case of water systems, adequate water supplies should be available for normal use\* and for fire protection. (\*Normal water use is usually expressed in gallons per capita per day for domestic, industrial, commercial and public uses.)

*1977 Utilities Policy-5-2 Utilities Policy 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.

*1977 Utilities Policy-5-3 Utilities Policy 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.

*1977 Utilities Policy-6 Utilities Policy 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.

GOALS AND MOST RELEVANT OBJECTIVES FROM OUR FUTURE. HERE REPORT

This attachment lists all of the goals and a staff selection of the objectives from the *our future. here. A Vision for Champaign County* report considered as most relevant to the Stage Two LRMP policy framework development process. This information will be referenced throughout the LRMP Stage Two process, as the Committee considers recommendations regarding the consolidation of the existing three sets of County land use goals, objectives and policies, as well as the forthcoming recommendations regarding additions and revisions to existing County land use related goals, objectives and policies.

**GOAL: A collaborative county.** In 2030 we envision Champaign County as a collaborative county where all government bodies in the county work cooperatively, efficiently and with a high level of citizen participation to provide excellent public services.

OBJECTIVES:	KEY ACTIONS
<b>Countywide Transportation Planning</b> –Appropriate agencies will implement a coordinated countywide transportation plan produced by a representative planning program comparable to the Champaign Urbana Urbanized Area Transportation Study (CUUATS).	Identify the potential legal framework and means of funding a countywide transportation plan.
<i>OTHER IDEA COLL-K</i> Capital improvement planning will be done on a countywide basis through ongoing formal collaboration.	
<i>OTHER IDEA COLL-L</i> All local planning authorities will have current, electronically-compatible plans for growth and development and share them through participation in a regional planning consortium to identify possible conflicts and opportunities with respect to regional issues (i.e., aquifer withdrawals).	
<i>OTHER IDEA COLL-M</i> The County, municipalities and other governmental entities will have formal policies guiding infrastructure investment and service provisions that equitably share the costs and benefits of development.	

**GOAL: A prosperous county.** In 2030 we envision Champaign County as a prosperous county where

1) a vibrant, diverse economy ensures the competitive position of the University of Illinois; trains, attracts and retains a quality workforce; fosters an array of environmentally responsible businesses; provides well-paid jobs; creates a variety of shopping opportunities; and contributes to the quality of life in all communities.

2) agriculture is a thriving segment of the community that is maintained through the preservation and protection of farmland and is supported by the use of locally grown crops, strong family farms, and a public informed about the importance of an agricultural sector that fosters ecologically sound, socially responsible and economically viable practices.

OBJECTIVES:	KEY ACTIONS
<b>Business Climate</b> – Champaign County will have a national reputation for its favorable business climate and support for local businesses.	Coordinate efforts of local governments to review and amend ordinances to remove or lower obstacles to business development.
<b>New Business Growth</b> – The success rate of new businesses will increase significantly, and the employment in small businesses will keep pace with the overall growth of the county economy.	Survey existing small businesses throughout the county to generate a profile of small businesses in the community and to document the challenges and opportunities they face.
<b>Technology Infrastructure</b> – Champaign County will have technology infrastructure that places it among the leaders in the nation.	Define the elements of an improved technology infrastructure countywide, identify gaps, and address funding issues.
<b>Locally Grown Food</b> – A significantly increased share of the food consumed in Champaign County will be produced in the county.	Develop a countywide publicity campaign I the community and schools to promote consumption of locally grown foods.
<i>OTHER IDEA PROS-G</i> The number of farms in Champaign County will be at least as large as today.	

GOALS AND MOST RELEVANT OBJECTIVES FROM OUR FUTURE. HERE REPORT

**GOAL: A sustainable county** In 2030 we envision Champaign County as a sustainable county where...

- 1) the community is a nationally recognized leader in environmental conservation, recreation, and education that successfully integrates people and their activities with the natural world in ways that create high quality, sustainable human and natural communities.
- 2) land is used to create well planned, compact, and contiguous communities that minimize sprawl, provide sustainable infrastructure, promote infill development, protect natural and green areas, preserve farmland, encourage accessible mixed use neighborhoods, provide affordable housing, and offer an array of transportation choices.
- 3) attractive and vibrant communities-old and new, rural, urban, and suburban-are pedestrian-friendly, include diverse activities and people, incorporate natural areas and landscaping, and highlight the distinctive qualities of the area.
- 4) a variety of countywide transportation options, including accessible public transportation and attractive well-maintained roadways, bike paths, and pedestrian ways allow people and goods to move safely and efficiently within and between communities, to the larger region, and beyond.

OBJECTIVES:	KEY ACTIONS
<b>Urban Growth and Farmland Preservation</b> – A significantly larger share of new development will be built at higher densities and will be contiguous to or within existing built-up areas reducing the rate of farmland conversion.	Establish a panel of stakeholders to develop specific sets of strategies that will increase infill development, and produce more compact and contiguous development patterns to conserve soil resources while recognizing market forces.
<b>Parks and Natural Areas</b> – The acreage of urban and county parks and protected natural areas will at least double, the ecological integrity of their natural areas will be restored, and the sites will be protected from disturbance by neighboring land uses.	Protect, enhance and increase the acreage of parks, public green space, and natural areas.
<b>Groundwater Supply</b> – Policies will be in place that protect the county's groundwater resources and ensure a safe sustainable water supply for humans and wildlife.	Determine the sustainable maximum annual yield for the Mahomet Aquifer, limit withdrawals accordingly, and set policies to ensure cost effective allocation among cities, industry, and irrigation.
<b>Energy Use</b> – Champaign County will significantly reduce non-renewable energy use.	Increase use of regionally available renewable energy sources, such as biofuels, geothermal, wind, and solar energies, to support 25 percent of our energy needs within 30 years.
<b>Alternative Transportation</b> – Land use patterns, infrastructure investments, programs, and policies will provide most people with convenient and safe transportation choices and encourage walking, biking, and public transit.	A countywide coalition of interests would organize to work, on an ongoing basis, to support: (1) inclusion of alternative transportation options in relevant plans and policies, (2) ensure that those elements of specific plans are implemented, (3) educate officials and the general public about the advantages of expanding alternative transportation options, and (4) develop new policies and programs.
<b>Mixed Use Development</b> – Public and private initiatives will significantly increase the development and redevelopment of mixed use neighborhoods that include strong local businesses.	Develop policies to encourage mixed use communities and quality urban design through incentives and revised development regulations that incorporate best planning practices to allow higher density mixed use developments both as infill and as greenfield development.
<b>Urban Redevelopment</b> – Existing neighborhoods and downtowns will see significant new investment and become desirable locations where older buildings are preserved and complemented by new development.	Integrate, expand and intensify marketing of existing programs that help fund home repair and building renovation.

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GOALS AND MOST RELEVANT OBJECTIVES FROM OUR FUTURE. HERE REPORT

**GOAL: A sustainable county** (continued)

<p><i>OTHER IDEA SUST-I</i> Private and governmental actions have improved the quality of the county's streams and riparian areas, exceeding federal and state standards while maintaining effective drainage for agriculture and appropriate flows for other vital economic and public uses.</p>	
<p><i>OTHER IDEA SUST-J</i> Champaign County will have developed regional plans with neighboring counties to link natural landscapes and improve streams and riparian areas on a regional scale.</p>	
<p><i>OTHER IDEA SUST-K</i> Buildings in Champaign County will be constructed to be environmentally responsible, profitable and healthy places to live, study and work.</p>	
<p><i>OTHER IDEA SUST-M</i> Champaign County will be a national leader in its use of sustainable transportation modes and models.</p>	

GOALS AND MOST RELEVANT OBJECTIVES FROM OUR FUTURE. HERE REPORT

**GOAL: A supportive county.** In 2030 we envision Champaign County as a supportive county where

- 1) A caring, tolerant community that values diversity provides all people access to comprehensive services that contribute to health, welfare, safety, and quality of life throughout the county.
- 2) All communities provide people of all ages, abilities, and incomes with safe, affordable, well-maintained and energy efficient housing choices for both renters and owners.

OBJECTIVES:	KEY ACTIONS
<b>Health and Well-Being</b> – Key measures of health and safety will significantly improve for all residents in Champaign	Identify key health and safety factors that can be measured and establish a county baseline.
<b>Access to Services</b> – Residents of every community will have convenient access to information, education, recreation, supportive services, and crisis intervention.	Assess the availability of services throughout the county. Identify critical deficiencies and gaps and develop a plan to address them.
<b>Affordable Housing</b> – All persons at every income level will be able to afford safe, quality housing.	Convene a panel of stakeholders to develop an agreed upon definition of affordable housing countywide.
<b>Accessible Housing</b> – All persons with disabilities will be able to purchase or rent quality housing that is accessible, supportive, and meets their needs, at an affordable cost.	Revise local government regulations to require that a minimum share of new multi-family housing be accessible or adaptable.

**GOAL: An enriching county.** In 2030 we envision Champaign County as an enriching county where

- 1) a countywide array of arts, cultural activities, community events, and entertainment options contributes to an exceptional quality of life and community spirit and is promoted to people of all ages and incomes, residents and visitors alike, at educational institutions, community centers, museums, performance venues, and exhibition spaces.
- 2) an excellent life-long education system provides a safe, healthy, diverse, innovative learning environment and job training opportunities through equitable funding, community involvement and supportive relationships with the University of Illinois, Parkland College, and the business community.
- 3) ample parks, trails, and centers for active and passive recreation opportunities contribute to the enjoyment, health and well being of the county’s residents.

OBJECTIVES:	KEY ACTIONS
<b>Access to Open Space</b> – All communities and residents will have access to quality neighborhood and regional parks that are connected through trails, greenways, and public sidewalks to all major cultural facilities and schools throughout the county and adjacent locales.	Create public/private partnerships and incentive programs to connect and integrate green space, open space, parks, greenways and trails with new and existing development.
<b>Open Access for Recreation</b> – Government entities will cooperate to provide all county residents with open access for recreation at all appropriate public facilities.	Provide residents countywide with open access to appropriate public facilities for recreation through intergovernmental agreements.
OTHER IDEA ENRICH-O Each community in Champaign County will have and maintain an individual identity and Champaign County will have a regionally distinctive identity	
OTHER IDEA ENRICH-P All commercial development will be designed, maintained and redeveloped to meet uniformly high aesthetic standards.	