

CHAPTER 8
Land Use

The purpose of this plan’s land use chapter is to compile an inventory of existing land use information, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies express ideas that are consistent with the desired character of the community and the other chapters of the Comprehensive Plan.

Section 8.1 Existing Land Use Within the Village of Forreston

The Village of Forreston consists of primarily single family homes, with commercial uses along the IL Route 26 and IL Route 72 Corridor concentrated in the central downtown area, and industrial uses concentrated along and on the former Illinois Central Railroad right-of-way. Table 8.1 details existing land use within the Village of Forreston. The map titled Existing Land Use, Village of Forreston found in Appendix I graphically details existing land uses.

Table 8.1
Existing Land Use Within the Village of Forreston

Land Use	Area (Sq. Ft.)	Area (Acres)	% of Village
1-2 Family Residential	9,752,031.19	223.88	40.46
Multi-Family Residential	109,276.37	2.51	0.45
Mobile Home	216,034.47	4.96	0.90
Church/Cemetery	104,086.42	2.39	0.43
Commercial	747,491.85	17.16	3.10
Industrial	1,193,160.51	27.39	4.95
Municipal Utility	539,579.39	12.39	2.24
Public/Governmental	1,177,435.00	27.03	4.89
Parks/Open Space	395,535.02	9.08	1.64
Vacant	3,647,350.98	83.73	15.13
Street/Road R.O.W.	5,621,846.74	129.01	23.32
Total	24,103,038.90	553.30	100.00

Source: Michael Reibel, Village Planning Consultant

The following sections describe the different land use categories present within the Village.

A. Residential Land Use

Existing residential development within the Village is classified into three categories: 1-2 Family, Multi-family and Mobile Home.

1. 1-2 Family is the largest residential category, accounting for 223.88 acres, or 40.46% of the Village land area.

2. Multi-Family includes structures that contain 3 or more units. The multi-family category accounts for 2.51 acres, or 0.45 % of Village land area.
3. Mobile Home includes mobile homes or manufactured homes. The Mobile Home category accounts for 4.96 acres, or 0.9% of the Village land area.

B. Commercial

Commercial land uses accounts for 17.16 acres, or 3.10% of Village land area.

C. Industry

Industrial land uses accounts for 27.39 acres, or 4.95% of Village land area.

D. Public/Government

Public/Governmental land uses include the Village Hall, library Fire Protection District facility, and schools. These uses account for 27.03 acres, or 4.89% of Village land area.

E. Municipal Utility

Municipal Utility land uses include the Village wastewater treatment plant and wells, which account for 12.39 acres, or 2.24% of the Village land area.

F. Parks/Open Space

Total park/open space acreage in Forreston is 9.08 acres, 1.64% of Village land area.

G. Church/Cemetery

Church/Cemetery land uses account for 2.39 acres, or 0.43% of the Village land area.

H. Street/Road Right-of-Way

This land use category includes public street and road right-of-way within the Village, which accounts for 129.01 acres, or 23.32% of the Village land area.

I. Vacant

83.73 acres within the Village are classified as vacant. “Vacant” lands have potential to be developed for urban uses in the future.

Section 8.2 Existing Land Uses Within the Extra-territorial Planning Area

The Village of Forreston’s 1.5 mile extra-territorial planning area encompasses approximately 8,539 acres exclusive of the area of the Village. With the exception of a few scattered non-farm dwellings and other non-agricultural uses, over 98% of the Village of Forreston’s 1.5 mile extra-territorial planning area is in agricultural or agriculturally-related use. Refer to Appendix I for map titled “Land Use Within 1.5 Miles of the Village of Forreston.”

Section 8.3 Land Use Trend Analysis and Projected Land Use

The Village of Forreston is a community that is unconstrained in its ability to expand its borders to accommodate any new development. Future development will consist of annexation of land adjacent to the Village, filling appropriate vacant parcels, and possibly through redevelopment of land currently developed.

A. Residential Land Use

The Village population has been gradually increasing for the last 15 years after declining slightly between 1980 and 1990 (see Chapter 1, Issues and Opportunities for Planning). The number of housing units has also increased (see Chapter 2, Housing). Residential development over the past 20 years has occurred through the annexation of land into the Village. Future demands for housing will require annexation of additional land to the Village, or development of the vacant land that is currently within the Village.

B. Commercial Land Use

To encourage commercial vitality within the Village of Forreston it will be necessary to maintain and improve the appearance and quality of existing businesses, while encouraging high quality new commercial development and redevelopment of areas where needed.

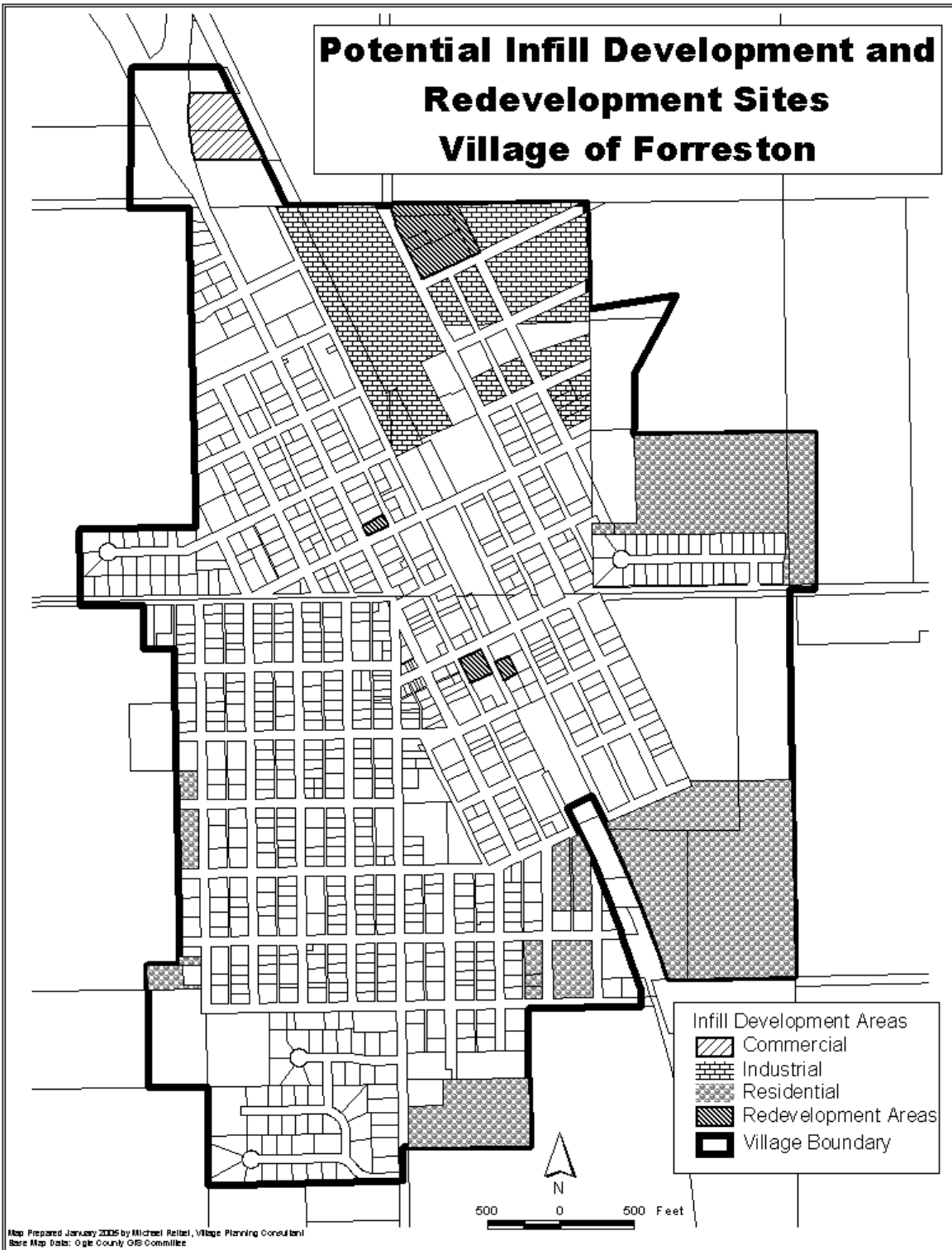
C. Industrial Land Use

The industrial base of the Village is fairly stable, and current industrial users are not anticipated to expand their current operational footprint to any large extent. The Village should encourage new industrial uses where identified as appropriate, and prepare its infrastructure to accommodate potential industrial uses.

D. Infill and Redevelopment Areas

The Village of Forreston Plan Commission has identified the areas indicated on Figure 8.1 as potential candidates for infill development and redevelopment in the future (see Figure 8.1 below). Other than areas identified as land use conflicts, all other areas within the Village should remain in its current and existing use.

Figure 8.1 Potential Redevelopment Sites



Section 8.4 Land Use Conflicts

A. Existing land use conflicts:

No existing land use conflicts were identified by the Village Planning Commission.

Section 8.5 Goals, Objectives, and Policies

A. Goal

1. Provide a balance of land uses to serve existing and future residents of the Village, as well as non-residents, that minimizes conflicts between adjacent land uses.

B. Objectives

1. Maintain the current ratio of residential, commercial and industrial land uses.
2. Encourage redevelopment, as well as new development in buildable, vacant areas of the Village, that is consistent and compatible with surrounding areas.
- 3.

C. Policies

1. Support land uses that primarily serve local community needs.
2. Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use; apply sound design and landscape principles in the planning, layout and construction of new development.
3. Ensure that proposed uses are compatible with surrounding uses; give consideration to the opinions of neighboring landowners and interests of the Village in general.
- 4.

Section 8.6 Future Land Use Recommendations

The map titled General Development Plan Map found in Appendix I illustrates the Future Land Use recommendations of the Village of Forreton Comprehensive Plan, and identifies how development should proceed in the future to meet the Village's goal of encouraging a pattern of community growth and development that will provide a quality living environment. Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development. Land Use recommendations include both immediate and long range planning recommendations to be implemented. Where differences exist, the long range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the Village's existing zoning map because they will be implemented over a period of many years as development proposals and land use changes are presented to the Village for consideration.

A. Residential Land Use

Residential development may be any of the following: 1-2 family residential, residential planned development, duplex, and multi-family.

1. 1-2 Family Residential includes one-unit residential structures as well as two-unit residential structures.
2. Residential Planned Development – mixed-residential projects consisting of single family, duplex, and multi-family structures, including condominium-type development, subject to site plan approval by the Forreton Plan Commission and Village Board. Maximum allowable unit density will be established during the site plan review process.

3. Multi-Family includes structures that contain 3 or more units.

B. Commercial

Commercial land use includes small and large-scale retail and service establishments (i.e. stand-alone buildings and strip centers, etc.). Office land use includes doctors, lawyers, financial services, government agencies, etc.

C. Industrial

Industrial land use includes processing and manufacturing operations as well as wholesale sales and establishments with large amounts of outside storage of materials.

D. Recreational/Open Space

Lands placed within this category include wetlands and non-designated flood plain, riparian corridors, natural area, groves, as well as other lands which are intended to remain in a natural state in order to provide a buffer between adjacent land uses with different intensities of use (industrial / residential, etc.).

E. Flood plain Open Space

Flood plain Open Space lands are those that are designated by the Federal Emergency Management Agency as being subject to the Base Flood, or 100-year flood, for National Flood Insurance regulatory purposes.

F. Continued Agricultural Use

Land that is currently in agricultural or agriculturally-related use and should remain in agriculture or agriculturally-related use until precluded by the natural, orderly and logical development of the Village.