

Land Use Category Comparisons,
2005 - 2010

2005 Code	2005 Domain Name	2005 Full Definition	2010 Code	2010 Domain Name	2010 Full Definition	Discussion
RESIDENTIAL						
1110	1110 RES/SF	Includes all single-family housing as well as multi-unit structures (i.e. townhomes and duplexes) whose units do not share a common entryway	1111	RES_SF_DETACHED	One housing unit per free-standing residential structure. Can include un-developed Residential properties when adjacent to a developed property with the same owner.	2010 distinguishes between detached and attached. For 2010, common areas (open space, detention basins) in developments are classed 1151 (RES COMMON) if on a separate parcel.
			1112	RES_SF_ATTACHED	Townhomes, duplexes, and other multi-unit structures whose units do not share a common entryway.	
1120	1120 RES/FARM	Regardless of size, all farmhouses are depicted as one-acre polygons. Barns, out-buildings and other farmstead features are classified with the appropriate Agriculture (Series 2000) sub-category.				one-acre "homestead" polygons were carved out of AG in 2005. For 2010, parcel was coded 1111 RES-SF-DETACHED if homestead was on separate parcel. Agricultural parcels that included homestead were coded 2000 AG
1130	1130 RES/MF	Includes all apartment complexes and retirement complexes (except nursing homes, see #1310), as well as two-flats, three-flats, condominiums and cooperatives.	1130	RES_MF	Multiple-unit residential buildings with a common entryway. Includes retirement complexes (except nursing homes), as well as two-flats, three-flats, condominiums and cooperatives. Includes single-resident occupancy (SRO) buildings. Not included are mixed-use areas with street-level commercial with between 1 and 3 floors of residential above; those are coded 1216 Urban Mix w/Residential Component. High-rise apartment buildings with street level commercial, however, are coded as multi-family.	In general there is a good match between the two years. For 2010, common areas (open space, detention basins) in developments are classed 1151 (RES COMMON) if on a separate parcel.
1140	1140 RES/MOBILE HM	Collections of small, manufactured, uniform housing; includes common areas, office, and associated open space.	1140	RES_MOBILE	Collections of small, manufactured, uniform housing; includes common areas, office, and associated open space.	Identical
			1151	RES_COMMON	Common areas within a residential development; may be managed by homeowners' association (HOA), or owned by the local municipality.	New for 2010; in 2005 this would have been lumped in with the development it was associated with.

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COMMERCIAL (part 1)							
COMMERCIAL	1211	1211 MALL	This category is reserved for what are referred to as "super regional centers," which have a minimum Gross Leaseable Area (GLA) in excess of 750,000 square feet. The delineation of these facilities includes only the enclosed mall structure and associated parking out to (where available) a perimeter road. Retail/service establishments outside of this perimeter were in most instances coded 1231 (Urban Mix w/dedicated parking).	1211	COM_MALL	This category is reserved for what are referred to as "super-regional centers," which have a minimum Gross Leasable Area (GLA) in excess of 750,000 square feet (as reported by CoStar).	Identical
	1212	1212 RETAIL CNTR	This category includes larger retail centers with a Gross Leaseable Area (GLA) between 100,000 and 750,000 square feet, as identified on the National Research Bureau list; since NRB only lists centers with three or more stores, other large retail facilities were placed in this category if the amount of combined building and parking area is greater than ten acres.	1212	COM_REGIONAL	Retail centers between 100,000 and 750,000 sq. feet GLA (as reported by CoStar).	In general the 2005 "Retail Center" falls into one of the two 2010 categories
				1214	COM_BIGBOX	Parcel contains single retail operation in excess of 100,000 sq. feet GLA.	

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COMMERCIAL (part 2)							
1231	1231 URB MX W/PRKNG	This category includes all establishments or clusters of establishments identified above, where off-street parking associated with the establishment (i.e. not curbside nor an independent parking facility) is present.					
1232	1232 URB MX NO PRKNG	Smaller retail, office, and service establishments that lack dedicated parking (including storefronts in urban commercial strips). This would include three-story buildings with upstairs residential units (urban storefronts).					
			1215	COM_URBMIX	This category includes smaller retail trade and services not elsewhere identified in Series 1210 as well as smaller office/professional activities not identified in Series 1220. Examples include but are not limited to: grocery stores; department stores; eating and drinking establishments; gasoline service stations; motor vehicle sales; garden supplies; finance, insurance, and real estate services; personal services; business services, repair services, professional services; construction services. Buildings that are adjacent to larger retail centers but are distinct from them fall in this group.	2005 Urban Mix categories established by the presence of parking, while 2010 by the presence of a residential component. <u>In general</u> , many of the 2010 "with residential" parcels would have been coded 1232 (URB MIX NO PRKNG) in 2005. For comparison purposes, however, it would be safest to combine the '05 1231/32 categories and the '10 1215/16 categories.	
			1216	COM_URBMIXwRES	Similar to 1215 Urban Mix, but in areas where there is a likelihood of one or more residential units included in the parcel on the upper floors of the building. In newer "mixed-use" developments, this category is applied if the residential and commercial components share a single parcel. In older urban areas characterized by a block of storefronts, all parcels in the block receive this code provided the majority of buildings are 2-4 stories high and that there is evidence (such as Census housing unit counts) that some of the buildings contain dwelling units in the upper floors. Buildings taller than 4 stories that are predominantly multi-family should be coded 1130 Multi-Family.		

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COMMERCIAL (part 3)						
1221	1221 OFFICE CMPS	Association of office buildings (non-manufacturing) with manicured landscape and a large parking area.	1220	COM_OFFICE	Office buildings, including stand-alone office buildings as well as office complexes and corporate campuses.	* Office Campus and Office Complex ('05) would generally code to 1220 COM_OFFICE, with the exception of separate parcels for stormwater detention, which are coded 1565 TCU_STORMWATER. * Business Parks ('05) are usually a collection of separate properties. In 2010 each parcel was coded individually as office/industrial/etc. depending on the activity on that specific parcel.
1222	1222 SINGL OFFICE	Individual office buildings, with associated parking specific to that building. Little or no landscaping. In cases where numerous single-structure office buildings are adjacent, they are incorporated into a single polygon.				
1223	1223 BUS. PARK	An association of office buildings mixed with some light industry/warehousing.				
1224	1224 OFFICE COMPLEX	A collection of office buildings (with perhaps a small commercial component) comprised of small businesses which rent or own individual offices within the buildings; these buildings are part of a single development with some measure of uniformity in structures, with minimal landscaping.				
1240	1240 CULT/ENT	Included in this category are: Cultural activities: museums, planetaria, aquaria, zoos, historic sites. Public Assembly: amphitheaters, drive-ins, stadiums, arenas, race tracks, exhibition halls, conference centers. Amusements: fairgrounds, amusement parks, miniature golf, go-cart tracks. Recreational activities: tennis courts, ice rinks, bowling, swimming pools (all when not associated with a larger facility such as a hotel or park); recreation centers (stand-alone, not next to a field facility); land-based portion of yacht clubs, marinas, and riverboat casinos (for water-based portions of marinas, see LU2 code 1240 for Lakes [5200] and Lake Michigan [5300]). Not included in this category are botanical gardens, arboretums, camping and picnicking, golf courses, riding stables, ski resorts, toboggan runs, playgrounds, or organized camps/retreats (see Series 3000: Open Space).	1240	COM_CULT_ENT	Cultural activities: museums, planetaria, aquaria, zoos, historic sites. Public Assembly: amphitheaters, drive-ins, stadiums, arenas, race tracks, exhibition halls, conference centers. Amusements: fairgrounds, amusement parks, miniature golf, go-cart tracks. Recreational activities: tennis courts, ice rinks, bowling, swimming pools (all when not associated with a larger facility such as a hotel or park); recreation centers (stand-alone, not next to a field facility); land-based portion of yacht clubs, marinas, and riverboat casinos. Not included in this category are botanical gardens, arboretums, camping and picnicking, golf courses, riding stables, ski resorts, toboggan runs, playgrounds, or organized camps/retreats (see Open Space).	Identical
1250	1250 HOTEL/MOTEL	Includes associated parking and recreational facilities.	1250	COM_HOTEL	Includes associated parking and recreational facilities.	Identical

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INSTITUTIONAL						
1310	1310 MEDICAL	Includes hospitals, clinics, out-patient facilities, sanitariums, convalescent homes, and nursing homes.	1310	INST_MEDICAL	Includes hospitals as well as nursing homes and other long-term care facilities.	Identical
1320	1320 EDUCATION	Includes nursery, primary, and secondary schools; colleges, university, professional, vocational school campus. Includes dormitories and (on-campus) fraternity/sorority houses. Also includes recreational areas (playgrounds, sports facilities) as well as associated parking.	1321	INST_EDU_K12	Public and non-public schools as identified by the Illinois State Board of Education. Church/school combinations that share a common parcel are coded as schools (with "R" in MODIFIER field).	The two 2010 categories, taken together, should match the 1320 EDUCATION category for '05.
			1322	INST_EDU_HIGHER	Universities, colleges, community colleges; public, as well as for-profit and not-for-profit private schools. As identified by the Illinois Board of Higher Education. Includes satellite campuses, where applicable.	
1330	1330 GOVT	Includes executive, legislative, and judicial functions; protective functions (police, fire, civil defense); postal services and public libraries; public works facilities that do not fall under the categories 1511 (Interstate and Tollway) or 1560 (Utilities and Waste Facilities). Also, military facilities (including military group housing quarters, military residences, training bases, arsenals, armories) such as the Great Lakes Naval Center and Illinois National Guard Centers.	1330	INST_GOVT	Includes executive, legislative, and judicial functions; protective functions (police, fire, civil defense); postal services and public libraries; public works facilities that are not included in the 1500 (Transportation, Communication, Utilities & Waste) series. Also, military facilities (including military group housing quarters, military residences, training bases, arsenals, armories) such as the Great Lakes Naval Center and Illinois National Guard Centers.	Identical
1340	1340 PRISON		1340	INST_PRISON	Government establishments primarily engaged in managing and operating correctional institutions. The facility is generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.	Identical
1350	1350 RELIGIOUS	Churches, facility buildings, as well as group quarters (i.e. convents and monasteries).	1350	INST_RELIGIOUS	Houses of worship, along with associated structures and property.	Generally identical. Note that in both inventories the "school" component of church/school properties were handled differently. 2005: polygon split to distinguish between the two; 2010: coded separately if on separate parcels...if not, was coded 1321 INST_EDU_K12 and flagged with an "R" in the MODIFIER field
1360	1360 CEMETERY	Includes associated chapels and mausoleums.	1360	INST_CEMETERY	Includes associated chapels and mausoleums.	Identical
1370	1370 INST/OTHER	Includes YMCAs, shelters, and other Institutional activities not otherwise classified; also, the Department of Energy National Laboratories (Argonne and Fermilab).	1370	INST_OTHER	Includes: YMCA, Moose, Elks, VFW, and similar service organizations.	Due to their size, national labs were separated out into their own category for 2010.
			1380	INST_NATLAB	Special category for Argonne National Laboratory and Fermilab.	

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INDUSTRIAL							
1410	1410 MINERAL EXT	Includes coal mining; crude petroleum and natural gas mining; stone, sand, and clay quarrying. Slag heaps associated with this activity are coded here.	1410	IND_MINERAL	Includes coal mining; crude petroleum and natural gas mining; stone, sand, and clay quarrying. Includes active sites, as well as inactive sites where there has been no visible attempt at reclamation or re-use.	Identical	
1420	1420 MANUF/PROC	Includes food manufacturing; lumber and wood product manufacturing; petroleum refining and related manufacturing; primary metal industries; fabricated metal product manufacturing.					
1430	1430 WAREH/DIST/WHOL	Includes general warehousing and storage (including yacht storage); junkyards with tires and other auto parts; and wholesaling of retail goods operations.					
1440	1440 INDUST PK	Characterized by a mixture of manufacturing, warehouses, and distribution centers (but not mineral extraction). Associated open space and parking are included in this category. NOTE: if park includes office buildings (i.e. mix of office and manufacturing or warehousing), it will be coded #1223 (Business Park).					
			1420	IND_GENERAL	Includes smaller-scale manufacturing and warehousing operations. Primary identification criteria is the categorization of built property as "Industrial" by county assessor; and is not involved in mineral extraction (1410), larger-scale Industrial uses (series 1430), or storage (1450).	Limited comparability between 2005 and 2010. Working at the parcel level we did not attempt to distinguish between manufacturing and warehousing for smaller properties. "Industrial Park" in the 2005 and earlier Inventories was problematic because they were subjectively coded, without external reference sources.	
			1431	IND_MANUF_100K	Properties where the manufacturing of goods is the sole on-site activity, building 100,000 sq. ft. or greater.		
			1432	IND_WAREH_100K	Primary activity on the parcel is the storage and distribution of goods. Does not include commercial storage (see 1450). Building 100,000 sq. ft. or greater.		
			1433	IND_FLEX_100K	Industrial properties where there is no clear use, or is a mix of office space with manufacturing and/or warehousing on the parcel, or where the specific function cannot be discerned. Building 100,000 sq. ft. or greater.		
			1450	IND_STORAGE	Long-term storage facilities including: commercial (public) storage, yacht storage, and auto junkyards.		

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TRANSPORTATION, COMMUNICATION, UTILITIES						
1511	1511 INTERSTATE/TOLL	This includes all interstates and tollways regardless of width, including interchanges, rights of way, rest areas, salt domes and maintenance facilities (when adjacent to the roadway).	1512	TCU_ROW_ROAD	Linear parcel dominated by roadway.	Comparability virtually non-existent: 2005 based on digitizing specific roadways of a certain type or width; 2010 only applies to parcels that happen to be along roadways; most parcel sources did not include parcels for roadways.
1512	1512 OTHER ROADWY	All other roadways and parkways (including rights of way and landscaped medians) which are a minimum of 200 feet in width.				
1520	1520 OTH LINEAR TRAN	Transportation corridors that are at least 200 feet in width such as railroad, commuter rail and rail rapid transit tracks, stations, rights-of-way, and passenger parking; as well as switching yards, maintenance yards, and freight terminals. This category also includes bus transportation, public and private including passenger terminals and bus ports, garaging, and maintenance facilities; motor freight and miscellaneous transportation including trucking terminals, trucking equipment and maintenance facilities, taxicab transportation. Category also includes marine craft transportation including commercial docks	1511	TCU_ROW_RAIL	Linear parcels owned by a rail transportation company, unless converted to non-rail use (i.e. 3500 Trail or Greenway).	Most features in the '05 1520 category can be found in one of these three '10 categories.
			1520	TCU_OTH_LINEAR	Transportation-related activities separate from right-of-way parcels, including commuter rail stations and parking, as well as maintenance yards and freight	
			1570	TCU_INTERMODAL	Sites involved in the transfer of freight between truck/rail/marine transport. Does not include single-company facilities (such as UPS), which are classed as 1430 Warehousing/Distribution.	
1530	1530 AIR TRANSPORT	Includes air strips (paved or grass, including those incorporated with a housing subdivision) and tarmacs, associated air fields, passenger and freight terminals, hangars, airport storage and equipment maintenance, heliport landings/takeoffs (when not associated with another activity such as hospital or hotel). Associated parking, including remote long-term parking lots, are included.	1530	TCU_AIR	Includes public and private-use airfields.	2010 no longer includes helipads or residential airstrips; other than that they are fairly in agreement.
1540	1540 INDEP AUTO PRK	Defined as non-residential off-street parking with or without a multi-level structure. This includes municipal lots; parking lots associated with another land use are coded to that particular use.	1540	TCU_PARKING	Non-residential off-street parking with or without a multi-level structure. This includes municipal lots. Parking lots associated with an adjacent land use are coded to that particular use.	Identical
1550	1550 COMMUNICATION	This category includes telephone, telegraph, radio, and television including towers, dishes, microwave facilities, and other communication not elsewhere classified.	1550	TCU_COMM	This category includes telephone, telegraph, radio, and television including towers, dishes, microwave facilities, and other communications infrastructure not elsewhere classified.	Identical
1560	1560 UTILITIES/WASTE	Includes electric, gas, water, sewage, solid waste, and other pipelines. NOTE: the right-of-way (ROW) for a particular linear feature is coded as utility when the surface is devoted exclusively to the ROW and is used for no other purpose (and exceeds 200 feet in width). Also includes electric generation plants and substations; natural gas production plants and storage tanks; water pipelines; water treatment plants; water towers and accompanying land; sewage treatment plants; refuse and garbage plants; incinerators; sanitary land fills. Does not include refineries (#1420) or storage tanks (#1430).	1561	TCU_ROW_UTIL	Linear parcels owned by a utility company such as Nicor, Peoples Gas, or Commonwealth Edison/Exelon; for the purposes of above- or below-ground transmission of utilities.	Generally good correspondence between versions.
			1562	TCU_WWTP	Permitted municipal wastewater treatment plants.	
			1563	TCU_LANDFILL	Includes closed landfills, unless converted to another active use (i.e. golf course).	
			1564	TCU_OTH_UTIL	Including: electric generation plants and substations; natural gas production plants and storage tanks; water pipelines; water towers and accompanying land; refuse and garbage plants; incinerators.	
			1565	TCU_STORMWATER	Parcel is dominated by detention or retention basin, within or adjacent to a non-residential development (the residential equivalent is coded under 1151, Common Open Space in Residential).	New for 2010; many parcels in commercial/industrial developments are dedicated to stormwater management benefitting the larger development.

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AGRICULTURE							
AGRICULTURE	2100	2100 CROP/GRAIN/GRAZ	2000	AG	Land identified in county parcel data as agricultural, where the parcel is dominated by: row crops, field crops & fallow field farms & pasture, horse, dairy, livestock, and mixed, including dairy and other livestock agricultural processing. Also includes land identified in county parcel data as having a developed use where, according to corresponding aerial photography, the land is still in agricultural use; in those instances, the land is coded as Agriculture, with the planned land use (Residential, Commercial, Industrial, Other) identified in the PLATTED modifier.	Parcels with stand-alone processing activities (siloin, etc.) are coded to an Industrial category in 2010. Equestrian facilities open to the public are coded 1240 (Cultural/Entertainment) in 2010.	
	2200	2200 NRSRY/GRNHS/ORC					Nurseries, greenhouses, orchards
	2300	2300 AG/OTHER					Includes high-density animal production operations (confined feedlots, chicken farms, fish hatcheries), dairy facilities (not including grazing land); also agricultural support activities such as crop combining, drying, siloin, cleaning, sorting, grading, and packing. Factory-scale processing, packing, canning or manufacturing should be coded 1420 (Manufacturing and Processing).
	2400	2400 EQUESTRIAN					Includes boarding, training and breeding facilities, with associated pastures and buildings. Not included are large race tracks (i.e. Arlington Park).
OPEN SPACE							
OPEN SPACE	3100	3100 OPENSP REC	3100	OS_REC	Recreational open space with greater than 50% combined impervious surface and manicured turf; botanical gardens and arboretums are included in this category.	Identical	
	3200	3200 GOLF COURSE	3200	OS_GOLF	Public golf courses, country clubs and driving ranges; including associated buildings and parking.	Identical	
	3300	3300 OPENSP CONS	3300	OS_CONS	Open space in a natural state (less than 50% combined impervious surface/manicured turf); includes public land (federal and state parks and conservation areas, county forest preserves, as well as local parks that are primarily in a natural state), state-dedicated nature preserves (regardless of ownership status). Campgrounds within these facilities are included as part of the preserve.	Identical	
	3400	3400 OPENSP PRIVATE	3400	OS_PRIVATE	Generally, this category is reserved for those activities which are considered "low-impact" outdoor recreation occurring on land that is mostly in a natural state, but is not protected through public ownership nor dedication as a Nature Preserve.	Identical	
	3500	3500 OPENSP LINEAR	3500	OS_TRAIL	Includes bikeways and greenways not included in one of the above open space categories; also abandoned rights-of way. Minimum width 125 feet.	Identical	
	3600	3600 OPENSP OTHER	3600		Includes recreational activities not covered above, such as ski and toboggan runs when not part of a larger activity.	Not used in 2010; activities re-classed as 3400 OS_PRIVATE or 1240_CULTURAL/ENTERTAINMENT	

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VACANT/UNDER CONSTRUCTION						
4110	4110 VAC FOR/GRASS	Vacant" refers only to private property that is not a designated open space (3100, 3200, 3300), and has not been developed for any human purpose. Includes bands of vacant forested land or grassland along streams (riparian corridors) when sustained width of corridor is 200 feet or greater summing both sides of the stream. In low-density residential zones within wooded areas, the woodland should be incorporated into the Residential polygon to the extent that the area of that polygon accurately reflects the housing density of that area.				
4120	4120 WETLAND	This category includes primarily those wetlands which appeared in prior inventories, but were re-drafted using digital National Wetlands Inventory coverages and visual cues on the digital photography to help determine the existence/extent of the wetland. New wetlands were digitized when there was enough visual evidence on the 2001 photography, provided they met the minimum size requirement. As in previous inventories, wetlands within open space categories are not included.				
4300	4300 OTHER VACANT	Identified abandoned buildings and rubble lots.				
			4110	VACANT_RES	Undeveloped land classified as "Residential" by county assessor. Includes undeveloped parcels in mature subdivisions (when not owned by an adjacent landowner), as well as undeveloped parcels in newer subdivisions where general construction activities have been completed or appear suspended.	Some areas will have little to no agreement between '05 and '10. In 2005 larger properties that had a mix of agriculture and "vacant" (forest/grassland) were split; in 2010 many of these parcels would be coded as 2000 AG as long as at least 25% of the property was actively farmed. There is no equivalent for the 2005 "Wetlands" category; wetlands on parcels are coded to that parcel's activity (or lack thereof). 2010 vacant categories were based on lack of buildings/activity, with the use type (RES, COM, etc) based on Assessor classification of the parcel. For Cook County (which merely classifies vacant parcels as "vacant"), the vacant type was assigned based on available zoning GIS data for Cook County municipalities, made available to CMAP by the County.
			4120	VACANT_COM	Undeveloped land classified as "Commercial" by county assessor.	
			4130	VACANT_IND	Undeveloped land classified as "Industrial" by county assessor.	
			4140	VACANT_OTHER	Undeveloped land classified as "Agriculture" by county assessor (where less than 25% of the parcel is farmed), or where classification is unknown.	
4210	4210 CONST RES	Scraped earth/construction activity indicating construction of residential property. On developments where there is a mixture of finished properties (no construction evidence, sod in place), contiguous built areas are split out and given the appropriate (1110, 1130) code, provided the minimum polygon size criteria are met.	4210	CONST_RES	The "construction" designation will apply to all parts of the development that have been subdivided into individual house lots plus common open space and adjacent parcels where construction activity is evident. Finished structures within these subdivisions will be coded to their "finished" use.	Identical
4220	4220 CONST NONRES	Scraped earth/construction activity for non-residential property.	4220	CONST_COM	Commercial land under construction	In general, these three categories for 2010 should agree with the 2005 category.
			4230	CONST_IND	Industrial land under construction	
			4240	CONST_OTHER	Under construction, other or unknown	

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WATER						
WATER	5100	5100 RIVERS/CANALS				Poor agreement between 2001 and 2010. 2005 manually digitized based on visible water features. Many water bodies are either not represented by parcels, or have portions that are incorporated with a land-based polygon (thus coded to the land-based use).
	5200	5200 LAKE/RES/LAGOON	5000	WATER	Parcel is predominantly water.	
	5300	5300 LAKE MICHIGAN				
NON-PARCEL						
			6100	Non-Parcel Open Space	Area coincides with other open space reference layer (i.e. Forest Preserve boundary).	No equivalent in 2005.
			6200	Non-Parcel Water	Area coincides with water body reference layer (i.e. county-supplied water polygons).	
			6300	Non-Parcel Road ROW	Area coincides with road right-of-way polygon (where available) or road network feature.	
			6400	Non-Parcel NEC	Other non-parcel area.	
OTHER						
9999	9999 OUT OF REGION		9999	UNCODEABLE	Sliver or isolated parcel with no identifiable use.	No correspondence