Chicago Metropolitan Agency for Planning
2005 Land Use Inventory Classification Scheme

RESIDENTIAL (1100 Series):

This category excludes housing on military bases as well as group quarters housing. Group quarters housing is included within their associated land use as defined below. Examples: military barracks is included as part of the military base which is defined as #1330 (Governmental Administration and Services); nursing homes are included in #1310 (Medical and Health Care Facilities); college dormitories would appear in #1320 (Educational Facilities).

1110. Single, Duplex and Townhouse Units
Includes all single-family housing as well as multi-unit structures (i.e. townhomes and duplexes) whose units do not share a common entryway.

1120. Farmhouse
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.

1130. Multi-Family
Includes all apartment complexes and retirement complexes (except nursing homes, see #1310), as well as two-flats, three-flats, condominiums and cooperatives.

1140. Mobile Home Parks and Trailer Courts
Collections of small, manufactured, uniform housing; includes common areas, office, and associated open space.

COMMERCIAL AND SERVICES (1200 Series):

Primarily Retail/Service (1210 Series):

1211. Shopping Malls
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).

1212. Retail Centers
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.

Primarily Office/Professional (1220 Series):

1221. Office Campus/Research Park
Association of office buildings (non-manufacturing) with manicured landscape and a large parking area.

1222. Single-Structure Office Building
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. Business Park
An association of office buildings mixed with some light industry/warehousing.

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.

Urban Mix (1230 Series):

This category includes smaller retail trade not 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 (i.e. dry cleaning); business services, repair services, professional services; construction services. Buildings that are adjacent to larger (1210 series) retail establishments but are distinct from them fall in this series.

1231. Urban Mix With Dedicated Parking
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. Urban Mix, No Dedicated Parking
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).

Other Commercial/Services:

1240. Cultural and Entertainment
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).

1250. Hotel/Motel
Includes associated parking and recreational facilities.

INSTITUTIONAL (1300 Series):
The order presented below implies a sequence for selection. For example, a hospital within a public university would be coded #1310 (Medical and Health Care Facilities).

1310. Medical and Health Care Facilities
Includes hospitals, clinics, out-patient facilities, sanitariums, convalescent homes, and nursing homes.

1310 x 3000 Open Space Associated With Medical and Health Care Facilities
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size.

1320. Educational Facilities
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.

1320 x 3000 Open Space Associated With Educational Facilities
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size. Does not include playground or sports facilities.

1330. Governmental Administration and Services
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 x 3000 Open Space Associated With Governmental Administration and Services
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size.

1340. Prison and Correctional Facilities

1340 x 3000 Open Space Associated With Prison and Correctional Facilities
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size.

1350. Religious Facilities
Churches, facility buildings, as well as group quarters (i.e. convents and monasteries).

1350 x 3000 Open Space Associated With Religious Facilities
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size.

1360. Cemeteries
Includes associated chapels and mausoleums.

1370. Other Institutional
Includes YMCAs, shelters, and other Institutional activities not otherwise classified; also, the Department of Energy National Laboratories (Argonne and Fermilab).

1370 x 3000 Open Space Associated With Other Institutional
Natural areas and manicured turf associated with facilities when such areas are contiguous and are at least 5 acres in size.

INDUSTRIAL, WAREHOUSING AND WHOLESALE TRADE (1400 Series):

1410. Mineral Extraction
Includes coal mining; crude petroleum and natural gas mining; stone, sand, and clay quarrying. Slag heaps associated with this activity are coded here.

1420. Manufacturing and Processing
Includes food manufacturing; lumber and wood product manufacturing; petroleum refining and related manufacturing; primary metal industries; fabricated metal product manufacturing.

1430. Warehousing/Distribution Center and Wholesale
Includes general warehousing and storage (including yacht storage); junkyards with tires and other auto parts; and wholesaling of retail goods operations.

1440. Industrial Park
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).

TRANSPORTATION, COMMUNICATION, AND UTILITIES (1500 Series):

Automotive Transportation (1510 Series):

1511. Interstate and Tollway
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).

1511 x 5100 Bridge, Interstate and Tollway
In those instances where a highway crosses over a river which is included in the inventory, the polygon which represents the intersection of the highway polygon and river polygon is coded 1511, with 5100 entered in the LU2 field.

1512. Other Roadway
All other roadways and parkways (including rights of way and landscaped medians) which are a minimum of 200 feet in width.

1512 x 5100 Bridge, Other Roadway

Other TCU:

1520. Other Linear Transportation with Associated Facilities
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 (e.g. wharves, piers, and docks) and terminals where clearly independent from other uses. Facilities servicing recreational craft are coded as marinas (#1240, Cultural/Entertainment).

1530. Aircraft Transportation
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.

1540. Independent Automobile Parking
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.

1550. Communication
This category includes telephone, telegraph, radio, and television including towers, dishes, microwave facilities, and other communication not elsewhere classified.

1560. Utilities and Waste Facilities
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).

AGRICULTURAL LAND (Series 2000):
Not included in this series are farm houses, which are coded #1120.

2100. ROW CROPS, GRAINS, AND GRAZING
Includes land used for row crops, grains, pasture, horse, dairy, and livestock; with associated out-buildings. Agricultural activities occurring on Conservation Open Space are coded 3300 with a secondary code of 2100.

2200. NURSERIES, GREENHOUSES, ORCHARDS, TREE FARMS AND SOD FARMS

2200 x 1420 Nurseries, Greenhouses, Orchards, etc. which were classified as "Manufacturing and Processing" the 1990 Inventory
The 1990 Inventory stated that such uses should be coded Manufacturing & Processing if they were in an "urban area."

2300. AGRICULTURAL, 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, siloing, cleaning, sorting, grading, and packing. Factory-scale processing, packing, canning or manufacturing should be coded 1420 (Manufacturing and Processing).

2300 x 1430 Grain Storage/Distribution which was classified as "Warehousing, Distribution and Wholesale" in 1990
Facilities for the storage of grains; this category in the 1990 Inventory was coded as part of the 1430 (Warehousing, Distribution Center and Wholesale). This includes concentrations of silos on farms where said concentrations (not including barns and miscellaneous out-buildings) exceed 2.5 acres.

2400. EQUESTRIAN FACILITIES
Includes boarding, training and breeding facilities, with associated pastures and buildings. Not included are large race tracks (i.e. Arlington Park).

OPEN SPACE (Series 3000):
General guidelines: riding stables, playgrounds and athletic fields, swimming beaches, camping and picnicking areas, skiing and toboggan areas and other recreational pursuits that are found within a larger park or preserve should be coded as that larger land use. When they are stand-alone and do not fall under the codes #3100 - #3500, then they are coded #3600, Other Open Space.

3100. OPEN SPACE, PRIMARILY RECREATION
Recreational open space with greater than 50% combined impervious surface and manicured turf; botanical gardens and arboretums are included in this category.

3200. GOLF COURSES
Public golf courses, country clubs and driving ranges; including associated buildings and parking.

3300. OPEN SPACE, PRIMARILY CONSERVATION, INCLUDING FOREST PRESERVES AND NATURE PRESERVES
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.

3300 x 2100 Agricultural Inholdings on Conservation Open Space Property
Crops, grains, or grazing areas within identified conservation lands, when such areas are contiguous and are at least 2.5 acres in size.

3400. HUNTING CLUBS, SCOUT CAMPS, AND PRIVATE CAMPGROUNDS

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.

3400 x 2100 Agricultural Fields on Private Open Space Property

Crops, grains, or grazing areas as described in the 2100 category (above) when they are greater than 2.5 acres in size and occur on lands identified as hunt clubs, scout camps, or private campgrounds.

3400 x 4120 Wetlands on Private Open Space Property

Wetlands as described in the 4120 category (below) when they are greater than 2.5 acres in size and occur on lands identified as hunt clubs, scout camps, or private campgrounds.

3500. LINEAR OPEN-SPACE CORRIDORS

Includes bikeways and greenways not included in one of the above open space categories; also abandoned rights-of way. Minimum width 125 feet.

3600. OTHER OPEN SPACE

Includes recreational activities not covered above, such as ski and toboggan runs when not part of a larger activity.

VACANT, WETLANDS, OR UNDER CONSTRUCTION (4000 Series):

4110. Vacant Forest and Grassland

"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. Wetlands Greater Than 2.5 Acres

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.

4120 x 2000 Wetlands in Farmed Areas
Areas defined as wetlands and appear to be farmed at least part of the year will be coded as wetlands with an LU2 value of 2000.

4210. Under Construction, Residential
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.

4220. Under Construction, Non-Residential
Scraped earth/construction activity for non-residential property.

4300. Other Vacant
Identified abandoned buildings and rubble lots.

WATER (5000 Series):

5100. Rivers, Streams, and Canals
Includes major natural or channelized rivers or streams and canals.

5200. Lakes, Reservoirs, and Lagoons
Bodies of open water greater than 2.5 acres. Includes natural lakes, ponds, or lagoons; and man-made reservoirs and lakes.

5200 x 1240 Cultural/Entertainment Facilities on Lakes, Reservoirs and Lagoons
Water-based portion of marinas on lakes; generally, that area where there are permanent docks (not buoys).

5300. Lake Michigan

5300 x 1240 Cultural/Entertainment Facilities on Lake Michigan
Water-based portion of marinas on Lake Michigan; generally, that area where there are permanent docks (not buoys).

9999. OUTSIDE THE 7-COUNTY REGION