



COMPREHENSIVE LAND USE PLAN

1996

TAZEWELL COUNTY BOARD

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TAZEWELL COUNTY COMPREHENSIVE LAND USE PLAN

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INTRODUCTION

In keeping with traditional land use planning procedures, Tazewell County recognized the need to update their 18-year-old comprehensive plan in the fall of 1994. Under the Land Resource Management Planning Act, adopted by the State of Illinois in 1985, counties have the right to develop comprehensive plans that encourage the protection of the land, air, water, natural resources and the environment.

The comprehensive plan being utilized prior to September of 1996 was a document entitled "The Tri-County Development and Conservation Guide." This guide was adopted in 1977 by Tazewell, Woodford, and Peoria Counties, and outlined the desired land uses for the Tri-County area. As development patterns, land use regulations, and local conditions evolved over the next 20 years, the need for Tazewell County to develop its own comprehensive land use plan became apparent.

Tazewell's Plan establishes long-term land use goals and objectives and provides decision-makers with the appropriate policies and implementation tools to accomplish those goals. One of these instruments is the Land Use Plan Map which delineates desired land use patterns for the next 20 years. Other mechanisms that closely relate to the implementation of the Plan are the Zoning and Land Subdivision Regulation Ordinances. The ability of the County to follow the Plan will influence the development of commercial, industrial, and residential land use patterns, along with the protection of our important agricultural land and natural resources.

THE PLANNING PROCESS

The first step in the comprehensive planning process was the formation of an advisory committee to assist in the Plan development. This committee consisted of individuals from the County who came from a wide-range of disciplines and had varying interests. The committee, made up of 12 members, established the goals and objectives for each section the Plan addresses and helped finalize the Land Use Map (Page 39).

Phase 2 of the process was the identification and digital mapping of existing land uses. This was done by examining rezonings, special use cases, viewing aerial photographs and speaking with township officials. The results were coupled with information gathered from the Natural Resource Conservation Service to produce approximate acreage totals for each land use category. Limitations to this study consisted of dated aerials, partial zoning records, and restricted staff time.

In order to determine incompatibilities among land uses, it was then necessary to identify and map the existing zoning districts. Enlarged zoning maps aided in the identification and mapping process and, for the first time, allowed the County to determine approximate acreage totals for each zoning district classification. The results of the survey were combined to produce the Existing Land Use and Zoning Map and Table 1, shown on Pages 2 and 3.

Existing Land Use and Zoning 1995

Zoning

- Agricultural
- Residential
- Conservation
- Commercial
- Industrial

Land Use

- Open Space
- Low Density Residential
- Medium Density Residential
- Commercial
- Agriculture
- Institution
- Industrial

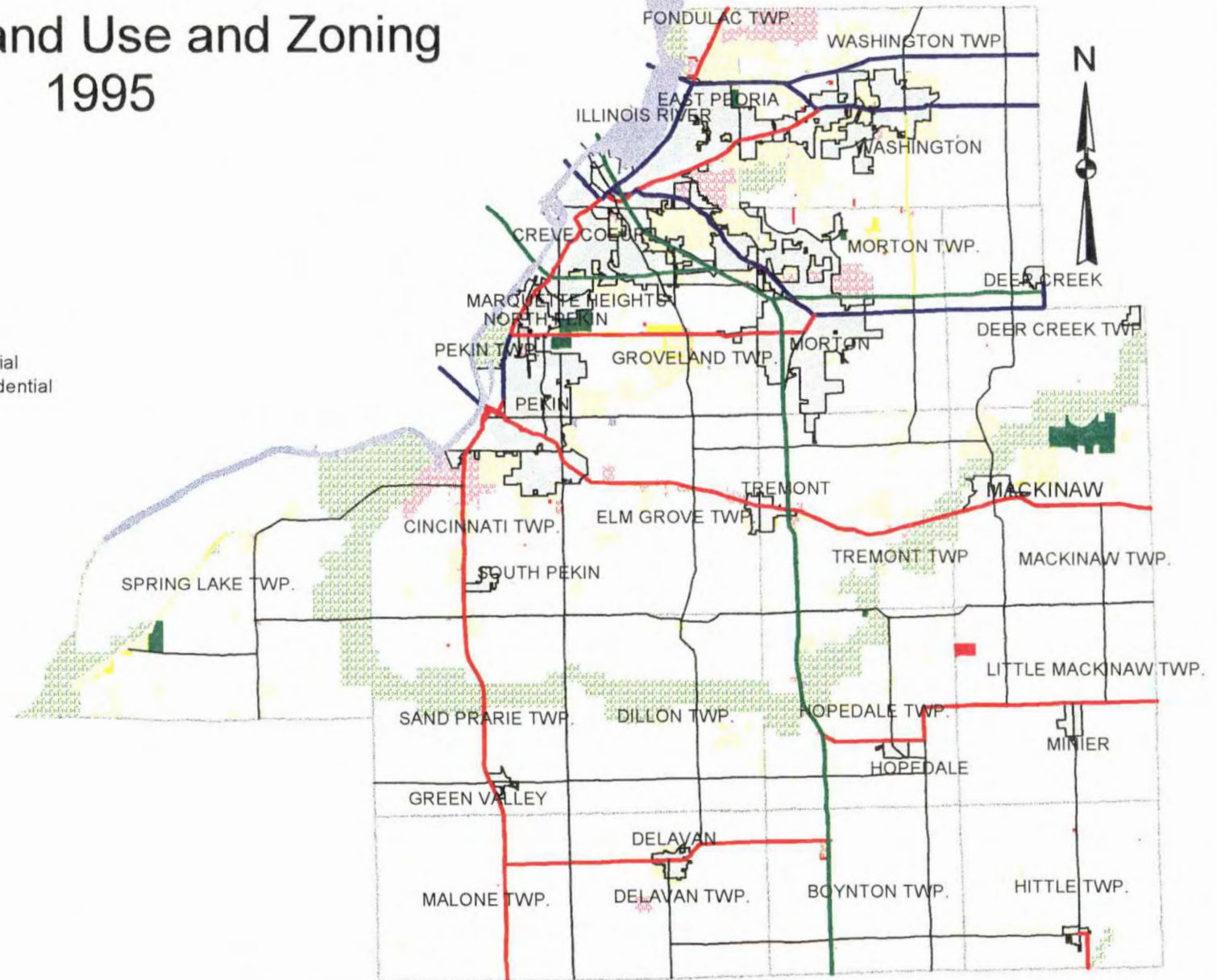


TABLE 1

**EXISTING ACREAGE FOR LAND USES AND ZONING DISTRICTS, 1995
(UNINCORPORATED AREAS ONLY)**

<u>Land Use Classification</u>		<u>Zoning Districts</u>	
Agriculture	320,212	Agriculture	308,158
Low Density Residential	6,989	Residential	18,012
Medium Density Residential	4,955	Conservation	31,294
Commercial	412	Commercial	733
Industrial	4,172	Industrial	6,730
Transportation	9,230		
Open Space/Conservation	27,327		
Other	860		
Total:	374,157		364,927*

*Excludes transportation acreage totals

Source: Tazewell County Planning and Zoning

These results were combined with population projections and findings from a residential growth intensity study (Page 16) to determine the approximate future need and location of new land use categories and will influence future zoning boundaries. Other factors that influenced the creation of the Future Land Use Map included transportation patterns, groundwater, and the availability of public facilities. Also, a great deal of attention was given to the diverse soil types found in Tazewell County and the general attributes associated with each. A map showing general soil types is located on Page 18 of the Appendix.

THE NEED FOR PLANNING

The Land Use Plan is basically an arrangement of means or steps for the attainment of a goal. The goal is the achievement of an orderly development pattern that promotes the use of the County's resources in a socially and economically desirable manner, while promoting farm land conservation. Each section of the plan establishes goals and objectives for the development of a particular land use category and suggests what steps should be taken to achieve those goals. One benefit of an adopted comprehensive plan is that it helps eliminate ambiguity between the public and private sectors in terms of the size and location of new developments. Also, if a land use decision is challenged, the degree to which the County follows their plan is a factor considered by the courts in upholding the implementation of the Zoning Ordinance. Another benefit associated with having a plan is uniformity. The various agencies and boards responsible for the enforcement of zoning and subdivision ordinances can all reference one document that clearly spells out the Counties long-range land use goals. Finally, the Comprehensive Plan is the document upon which the other tools of implementation and enforcement are built.

GROWTH MANAGEMENT

GOAL:

Promote a variety of land uses which will enhance living conditions and the environment and will facilitate cost-efficient provision of public facilities.

OBJECTIVES:

1. Advocate new development which will maximize efficiency of public services and protect and encourage appropriate existing land uses.
2. Encourage development patterns which offer sufficient commercial, industrial, residential, recreational and open space to meet the needs of existing residents, accommodate anticipated population growth, and enhance the quality of life.
3. Preserve agricultural land and protect important natural resources.
4. Locate new development and plan water supply and wastewater treatment to protect surface and ground water systems.
5. Coordinate with local units of government to control the timing and location of growth and development through programming and staging of public services, facilities and utilities.
6. Discourage extending public utilities over large acres of prime farmland and undeveloped land.
7. Update development controls to implement the adopted Land Use Plan.
8. Encourage the establishment of Intergovernmental Agreements between the County and individual communities to ensure compatible land uses along jurisdictional boundaries.

EXISTING LAND USE ANALYSIS

In order to accomplish the growth management goals and objectives it is important to examine current land use patterns in the County and the constraints associated with them. Using Illinois State Route 9 to divide the County in half, it is possible to do a north / south comparison.

Over 80 percent of the population is located north of Route 9. Cities such as Pekin, East Peoria, Washington, and the Village of Morton make up the majority of the urbanized areas. The presence of Interstate 74 and a solid network of State and County highways has aided in the development of this area.

While good soil conditions and a variety of agricultural land uses exist in northern Tazewell, many of the large land tracts have been subdivided to allow for residential developments, annexed into the various municipalities, or have been granted Special Use permits that disturb the harmony of the area.

Conversely, southern Tazewell consists of larger tracts of land and excellent soil conditions which has helped make farming and the raising of livestock the dominant land uses. Although some planned developments and residential zoning districts exist in this area, the vast majority of activity remains agriculture-related. The Mackinaw River, with its bottom land soils and often steep slopes, and Spring Lake Conservation areas are also located in this section and require special consideration when determining future land use.

The primary strategy of the Land Use Plan is to encourage new growth to occur in a compact manner near existing urban areas. The benefits of this being the efficient provision of infrastructure and services, and the preservation of farmland, open space, natural resources and environmentally sensitive areas. Following this strategy will help each region in the County to maintain their existing character while allowing new development to occur in the most suitable manner.

BENEFITS OF GROWTH MANAGEMENT

The compact development theory is designed to minimize urban sprawl and the negative consequences associated with it. The granting of Special Use requests has resulted in a variety of land uses and tract sizes in some areas that has begun to cause compatibility problems. Allowing non-farm residential dwellings to be built in predominately agricultural areas has put a strain on existing farm and livestock operations to operate and expand. Typical complaints voiced by non-farm residents include odor, slower agricultural traffic, noise, dust and chemicals. In addition to farmland, these developments can also lead to the loss of support services associated with agriculture such as grain elevators and implement dealerships.

In addition to compatibility problems, urban sprawl tends to hinder the overall environment and economic development of an area. It leads to the permanent loss of agricultural land and the degradation of ecosystems such as wetlands. Some scattered developments must be served by private water and sewer which means the potential for groundwater contamination exists. Also, longer commutes to and from work, entertainment, and other necessary services increases air pollution and fuel consumption. Extending roads and sewers to serve less people in scattered and fringe developments impacts the economy of the area by increasing infrastructure costs while at the same time requiring tax payers to support existing roads and sewers that are being underutilized. Sprawl can also pull jobs and consumers away from the central city, once again resulting in underutilized facilities.

The County can manage growth and prevent the negative consequences associated with sprawl by following the goals and objectives laid out for the Growth Management section, adhering to the compact development theory, and by following some basic guidelines such as:

*Basing the minimum lot size and septic system type on the properties of the soils found on the proposed site. This ensures the system operates properly and there is adequate room for a second system in the event the primary one fails; and

*Supporting and enforcing the adopted Erosion, Sediment, and Storm Water Control Ordinance and consider adopting additional ordinances which protect the land, air, water, natural resources and environment of the County. This will promote future construction projects that minimize environmental disturbances.

*Consult existing municipal land use and transportation plans, when applicable, prior to making land use decisions in the 1.5 mile planning radius of surrounding their boundaries.

The Plan recognizes that each municipality faces their own growth management opportunities and constraints. Therefore, the growth corridors, depicted on the Future Land Use Map, are not specific in size and are not meant to indicate a growth direction. In general, a one-mile buffer has been placed around each of the communities' municipal boundaries. Some communities, however, such as the Village of Morton, do indicate a growth direction because of the presence of prime agricultural soils located contiguous to one or more of their boundaries.

POPULATION

Background

Population projections provide insight as to what could occur in the absence of any major changes. They are useful in predicting the need and demand for future services. Population figures for Tazewell County reveal that the largest growth was realized during the decade of the 1970's. Population reached a high in 1980 of 132,078 residents, experiencing an 11 percent growth from the previous decade. Illinois population increased 2.6 percent during this same time. By 1990, the County had declined in population to 123,692, a decrease of 6.3 percent. Estimates from 1995 indicate the County population to be at 125,544 residents, and future projections suggest it will remain relatively constant over the next 20 years (Table 2). One reason population totals have been on the rise is the fact that the total number of jobs has increased by 2,302 from 1990 to 1994. Other reasons include comparably stable birth and mortality rates.

TABLE 2

TAZEWELL COUNTY POPULATION PROJECTIONS

<u>Year</u>	<u>Population</u>
1970	118,649
1980	132,078
1990	123,692
1995	125,544
2000	126,856
2005	127,586
2010	128,102
2015	127,662

Source: Tazewell County Planning and Zoning, Tri-County Regional Planning Commission

Demographic changes are also likely to affect how the County allocates their future resources. Estimates indicate the 65-and-over age group will notice a 41 percent increase by the year 2015. A greater need for services such as long-term health care and health care facilities may be a result of this shift. In addition, there may be a need for income maintenance and social services for the elderly. The 5-19 age group has been one of the fastest declining categories in Tazewell County and is predicted to decline an additional 12 percent by the year 2015, affecting the demand for educational services and future jobs.

DISTRIBUTION

Most of the County's population is located in the northern half of Tazewell County. Not surprisingly, the five largest municipalities in the County are also located in this area. However, the distribution has not always been so pronounced. In 1900 when transportation facilities were less sufficient and agriculture was

a more dominant occupation, slightly less than 50 percent of the County's population was located in these townships and incorporated areas. Today nearly 77 percent of the residents live within incorporated municipalities. A look at more recent population changes (Table 3) reveals no townships experienced growth between 1980 and 1990, although land was still being converted to residential usage. During the '80s when the County was experiencing negative population growth, total housing actually realized a net increase of 418 units. This can be partially attributed to national and local decreasing household sizes. In keeping with the compact growth theory advocated by the Plan, future growth is encouraged to locate in the townships where urban services are more readily available or in close proximity to the existing municipalities.

TABLE 3

TOWNSHIP	YEAR	YEAR	YEAR	CHANGE	CHANGE
	1970	1980	1990	1970-1980	1980-1990
Boynton	318	280	266	-38	-14
Cincinnati	6,178	7,085	6,722	907	-363
Deer Creek	1,093	1,174	1,098	81	-76
Delavan	2,365	2,425	2,019	60	-406
Dillon	626	992	916	366	-76
Elm Grove	2,084	2,995	2,675	911	-320
Fondulac	13,681	13,610	12,821	-71	-789
Groveland	17,952	20,871	19,608	2,919	-1,263
Hittle	728	685	650	-43	-35
Hopedale	1,509	1,893	1,679	384	-214
Little Mackinaw	1,453	1,708	1,483	255	-225
Mackinaw	2,134	2,838	2,772	704	-66
Malone	348	306	285	-42	-21
Morton	11,815	15,830	14,975	4,015	-855
Pekin	33,635	33,637	31,135	2	-2,502
Sand Prairie	1,157	1,600	1,515	443	-85
Spring Lake	1,182	1,987	1,745	805	-242
Tremont	2,025	2,574	2,421	549	-153
Washington	18,366	19,588	18,907	1,222	-681
TOTALS	118,649	132,078	123,692	13,429	-8,386

Source: Bureau of the U.S. Census, 1990

AGRICULTURE

GOAL:

Preserve prime farmland to protect rural character and maintain a strong economic base.

OBJECTIVES:

1. Minimize conflicts and incompatibilities between agriculture and other land uses.
2. Discourage the use of public funds for projects that are contrary to the County's Land Use Plan.
3. Preserve agricultural land as a resource for the use and benefit of current and future generations.
4. Support the preservation of the family farm as a viable economic unit and a desirable way of life.
5. Promote conservation practices on agricultural land in order to minimize soil erosion, protect groundwater and surface water resources.
6. Encourage the establishment of Intergovernmental Agreements between the County and individual communities to limit growth on prime farmland.
7. Promote development of agriculture-related industry and commercial business.

Background

The majority of land uses in unincorporated Tazewell County are agriculture-related. The different Townships throughout the County are each distinctive because of their varying populations, road systems, land uses, soil types, and water availability. These factors, along with economic conditions, combine to influence how much land is used for agriculture today and how much will be used in the future.

According to the Bureau of the Census, a farm is defined as "any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold during the census year". By this definition there were 1,008 farms in Tazewell County in 1992 that occupied 336,450 acres of land, making the average farm size 334 acres. These farms were used to produce a variety of agricultural products, such as vegetable crops, livestock and poultry. The importance of agriculture to the area economy is apparent through an examination of the income generated from agricultural products. In 1994 crop cash receipts for the County totaled \$99,097,500, with corn and soybeans being the primary crops. The livestock component of agriculture realized sales of \$7,687,500 for cattle and \$5,737,500 for hogs and

pigs. These numbers support the claim that agriculture is a vital component to the overall economic success of Tazewell County. The challenge the County faces is guiding new growth in a direction and intensity that is mutually beneficial to both the new growth and existing agricultural areas and minimizes the problems associated with sprawl that were mentioned in the Growth Management section.

To help guide this new growth, the County must develop effective protection policies for the different levels of agricultural activity. Townships such as Pekin, Groveland, and Fondulac all contain areas of agricultural land use. However, they are also home to the majority of the County's residents, several established municipalities and centers of unincorporated growth, and numerous areas of planned industrial and commercial sites. Agricultural activities in these areas should be valued and protected, but, in all actuality, the land is likely to be slowly converted or rezoned within the 20-year time frame that this plan addresses. Conversely, townships like Malone, Dillion, and several others south of Route 9 are still very rural in character and land use. These areas are easily identifiable as the major contributors to the extensive agricultural production that takes place in Tazewell County and should be given priority status for protection. Parts of western Tazewell County, such as Spring Lake and Sand Prairie Townships, are good ag producers because of the use of irrigation techniques and their location over a major underground water supply known as the Mahomet-Teays aquifer. This area, known as the Imperial Valley of the Midwest, also includes most of Mason County to the south and produces speciality crops, such as pumpkins, in addition to corn, soybeans, and wheat.

The Land Use Map identifies areas as Agriculture Preservation and Agriculture to allow for different levels of protection in the County. Existing land use and zoning data were combined and mapped with major soil associations to identify those areas that were either primarily agriculture in character or more urban based on their population, location, surrounding uses, tract size, and soil types. The County also conducted a survey of livestock operators asking them to identify the location and size of their facility in order to further determine the character of certain areas. The areas identified as Preservation on the map are considered the most agricultural in character and should be firmly protected. Agriculture areas are those portions of the County that, for various reasons, are mixed in use or are not as conducive to agricultural activities as are those classified as Preservation.

Recommendations:

In order to protect the valuable agricultural resources found throughout Tazewell County, it is recommended that:

*The Tazewell County Zoning Code be amended to allow for two agriculture districts.

- 1.)The intent of the Agriculture Preservation District should be to protect those areas that consist of only prime agricultural soils or are solely agricultural in character and use. Suggested minimum lot size in this district is 40 acres to prevent scattered non-farm residential growth.

2.)The Agriculture District should be designed primarily for agricultural purposes and areas that are within close proximity to urban areas. The suggested minimum lot size in this district is 20 acres to allow for the possibility of single-family dwellings.

*The Code should specify what uses are allowed in each of these districts. The Agriculture District should allow for growth in areas that meet with the compact growth criteria emphasized by the Plan. Special Use home sites should be limited to this district. The Agriculture Preservation District should allow for residential dwellings only when the dwelling is located on 40 or more acres of land. It should also allow agricultural businesses that service the needs of the area.

*The County should develop a Land Evaluation Site Analysis (L.E.S.A.) system to analyze soil conditions and surrounding land characteristics for properties on an individual basis. The L.E.S.A. system gives a tangible score to a tract of land proposed for change that Zoning and County Boards can reference.

*The County should develop and adopt an "Agricultural Easement" that protects existing agricultural operations. This easement would be filed along with any new plat that created a non farm dwelling site and would run in perpetuity with the land. The easement restriction would acknowledge that farming practices may conflict with residential activities.

HOUSING AND RESIDENTIAL LAND USE

GOAL:

Provide quality housing and living conditions for all persons in Tazewell County.

OBJECTIVES:

1. Promote a range of housing types to accommodate current and future County residents.
2. Promote and encourage the location of new residential subdivisions in areas that are adjacent, or in close proximity to, existing residential development where community services can be efficiently provided.
3. Encourage the development of planned neighborhoods and residential areas that meet a wide variety of housing needs and include complementary commercial and open spaces, as well as a variety of pedestrian facilities and recreational opportunities.
4. Prevent the location of residential development that would be inconsistent with local or adjacent land uses, including all agricultural-related practices.
5. Encourage clustering of housing in new developments proposed on open fields or agricultural land so that a portion of the total land area is preserved in perpetuity for permanent open space.
6. Determine minimum lot size based on the availability of public sewer and water or soil suitability for individual septic and well.
7. Promote non-farm housing in areas where local communities can provide services.
8. Permit rural non-farm residential growth in areas of non-prime farmland at densities that protect the rural character and the quality of surface and ground water resources.
9. Discourage residential development that would encroach on or adversely impact areas of prime agricultural land, wetlands, flood plains, and slopes.
10. Encourage the development of quality senior housing in areas where the appropriate public services and transportation are readily available.
11. Encourage the rehabilitation and adaptive reuse of older residential structures to preserve architectural diversity and the cultural heritage of the County.

Existing Housing Conditions

The large population increase Tazewell County experienced between 1970 and 1980 also brought with it an increase in total housing units, climbing from 37,649 to 48,897 units in 1980. This was consistent with population and housing trends throughout the Tri-County area. Of this new construction, 94 percent took place within incorporated municipalities, corresponding with the County's changing population distribution which saw unincorporated areas lose over 1,800 residents and incorporated areas gain almost 15,000.

During the following decade, 1980 to 1990, Tazewell County began to undergo a reversal in its population distribution. While the total housing stock remained relatively constant, increasing by 416 units, the incorporated areas actually decreased from 39,465 to 38,583 units, with the 5 largest municipalities only gaining a total 3 of additional units (see Table 4 below). During this same time period unincorporated housing grew by 14 percent. This is attributable, in part, to the out-migration from urbanized areas that caused nearly every municipality to decrease in population during the '80s.

TABLE 4

<u>MUNICIPALITY</u>	<u>HOUSING UNITS</u>		<u>CHANGE</u>
	<u>1980</u>	<u>1990</u>	<u>#</u>
Creve Coeur	2,538	2,533	-5
East Peoria	8,558	8,563	5
Pekin	13,790	13,792	2
Morton	5,145	5,141	-4
Washington	3,745	3,750	5
TOTAL	33,776	33,779	3

Source: Bureau of the U.S. Census, 1990

Decreasing family size is the primary reason the overall housing stock increased while population was declining. The average household size went from 2.82 persons per household in 1980 to 2.59 in 1990.

A look at township housing figures (Table 5) reveals that while every Township experienced a population loss, 9 out of the 19 noticed an increase in their total housing units. Places such as Heritage Lake Subdivision, located outside of the Village of Mackinaw, the unincorporated areas of Groveland Township, and Spring Lake with its recreational opportunities are examples of areas that gained housing units while others lost. These areas offer a more rural or country setting that has become an increasingly popular choice for residential living. Morton and Washington Townships, with land available around their boundaries, also gained housing units.

TABLE 5

TOWNSHIP	HOUSING		CHANGE
	1980	1990	#
Boynton	106	98	-8
Cincinnati	2,529	2,569	40
Deer Creek	419	402	-17
Delavan	941	874	-67
Dillon	304	316	12
Elm Grove	1,066	1,011	-55
Fondulac	5,383	5,429	46
Groveland	7,305	7,573	268
Hittle	284	271	-13
Hopedale	653	613	-40
Little Mackinaw	659	599	-60
Mackinaw	995	1,033	38
Malone	104	106	2
Morton	5,671	5,775	104
Pekin	13,496	13,240	-256
Sand Prairie	540	530	-10
Spring Lake	641	783	142
Tremont	894	866	-28
Washington	6,907	7,227	320
TOTAL	48,897	49,315	418

Source: Bureau of the U.S. Census, 1990

A study of the number of building permits issued for new home construction in unincorporated Tazewell County reveals the interest in rural living continues. From 1985 to 1989, 288 permits for residential construction were issued. In the next five years, 1990 to 1994, this figure jumped to 688 permits. Population estimates and figures, such as the ones above, indicate the County will continue to experience growth and the need for housing over the next 20 years. Unincorporated land will continue to be converted to residential uses as inadequate housing units are torn down, average household sizes continue to shrink, and more people are drawn to the attractive qualities of rural life.

Recommendations:

There are currently 18,000 acres of land zoned for residential use in Tazewell County. Of this, roughly 70 percent is built upon or in use. Based on this information there does not appear to be a need for the County to rezone additional land for residential use to meet future population needs. This is not to say requests for rezonings and new subdivision proposals will not occur in the future; they surely will. In order to ensure that residential land use requests are evaluated fairly and meet the overall objectives of the Plan and the Housing Section, the County should:

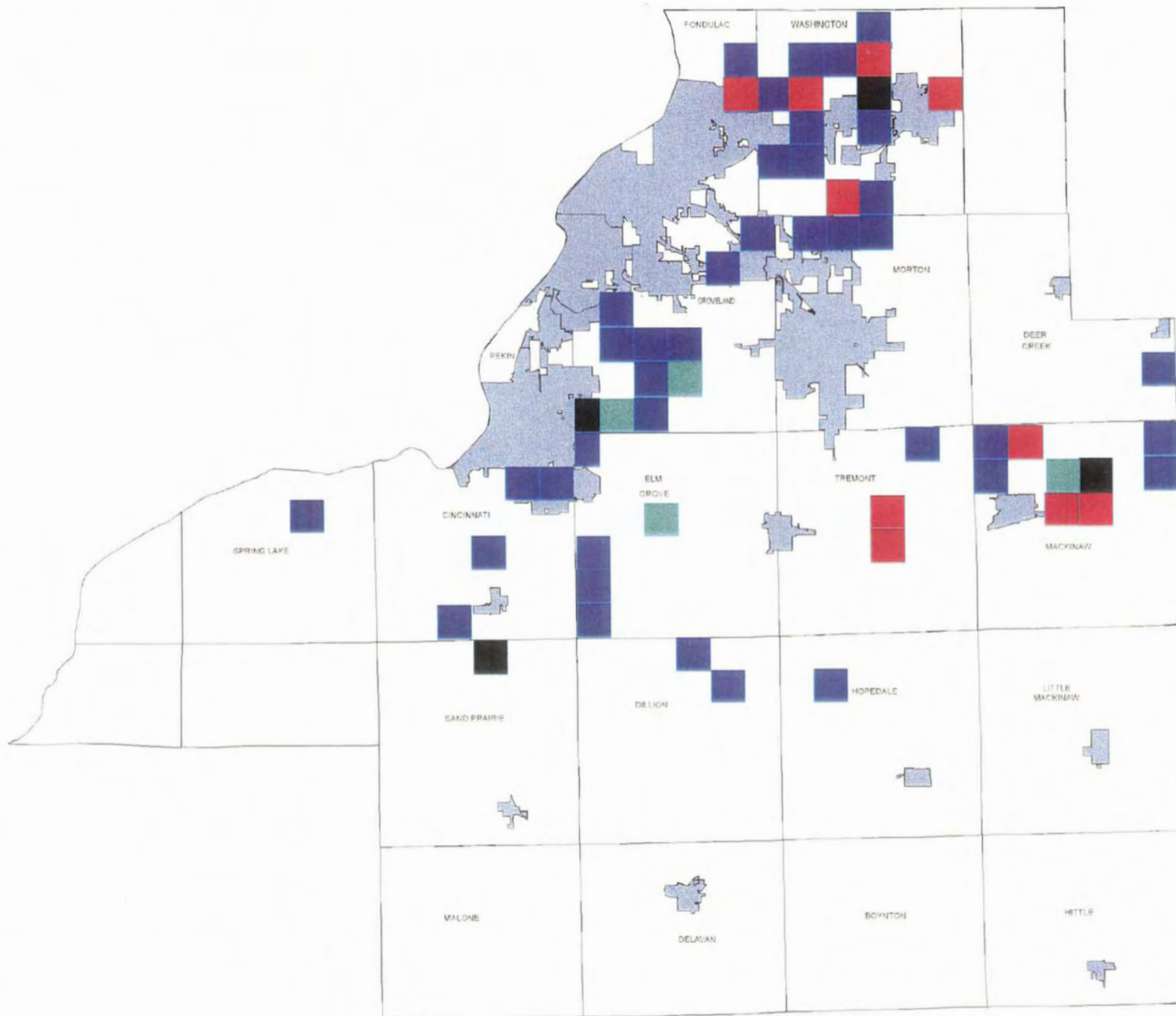
- *Develop a three-tiered Residential Zoning District that offers a variety of residential living types.
 - 1.) The R-1 District would establish a low density, single and two family living environment with allowable uses that coincide with the intent of the district.
 - 2.) The R-2 District would allow for single family, two family, and multiple family dwellings. Both districts should be located in close proximity to urban areas to ensure public water and sewer availability.
 - 3.) Rural Residential (R-R) Districts would allow for subdivisions proposed outside the reach of public facilities and would have a minimum lot size that allows for proper installation and operation of private water and sewer facilities and maintains the character of the rural surroundings.

- *Recommend that developers of proposed subdivisions perform soil tests in order to determine soil suitability for individual septic systems when public water and sewer are not available. Lot sizes would then be based on the results of the study and recommendations made by the Tazewell County Health Department (see Summary of Proposed Zoning Districts and Requirements, Page 17 of Appendix).

- *Discourage the creation of non-farm residential homes on prime agricultural soils by creating an Agriculture Preservation District with strict minimum lot size requirements (see Agriculture Section).

- *Work with individual municipalities to determine where adjacent growth should occur based on the direction each municipality has extended or is planning to extend their public services.

TAZEWELL COUNTY RESIDENTIAL GROWTH INTENSITY (1985-1995)



LEGEND

-  Municipality
-  Township Boundary
-  5 - 10 Dwelling Units Constructed
-  11 - 20 Dwelling Units Constructed
-  21 - 30 Dwelling Units Constructed
-  31 + Dwelling Units Constructed

Prepared by TCAPC and Tazewell County Planning & Zoning Department, 1995

ECONOMIC DEVELOPMENT

GOAL:

Retain, expand and diversify the local and county-wide economic base while preserving and enhancing quality of life.

OBJECTIVES:

1. Maintain and enhance quality of life assets, such as medical and health care, education, culture, and recreation, so as to attract and maintain desirable businesses.
2. Stimulate new development in areas where the necessary basic facilities and governmental services will enable them to function and operate successfully.
3. Retain and attract agricultural/food processing industry while preserving prime farmland.
4. Maintain and upgrade quality of intermodal transportation services to enhance the movement of people, goods and products, both locally and globally.
5. Capitalize on the potential for development activity along the Illinois River.
6. Promote and facilitate communication and cooperation among communities within Tazewell County.

Background

When Tazewell County was first established in 1827, the early settlers survived primarily by hunting. By the 1840's however, crop and livestock production had replaced hunting in importance and with the addition of railroad and barge travel farmers could efficiently distribute their excess of production. Today farming and livestock production remain a vital component of the County's economy.

In addition to strong agricultural production, the area has long been known as a solid base for manufacturing. Caterpillar, Inc., the areas largest employer and manufacturer, has annually made substantial contributions to the economy. Due to various economic factors and a changing global market, local manufacturing companies began downsizing in the 1980's. Tazewell County has since experienced a shift in its employment distribution with service-related jobs fast becoming the leading industry. Table 6 below illustrates how the makeup of employment has changed.

TABLE 6

<u>INDUSTRY</u>	<u>1987</u>	<u>%</u>	<u>1992</u>	<u>%</u>
Total Employment	53,247	100.0	60,577	100.0
Farming	1,632	03.1	1,388	02.2
Construction	2,903	05.5	4,083	06.7
Manufacturing	15,947	30.0	15,580	25.7
Wholesale Trade	2,259	04.2	2,692	04.4
Retail Trade	8,878	16.7	10,426	17.2
Services	9,797	18.4	12,748	21.0
Government	5,858	11.0	6,225	10.3

Source: Illinois Department of Employment Security

Employment projections for Tazewell County indicate the movement from manufacturing jobs to retail trade and service-oriented industries will continue. The industries that are projected to grow most rapidly, health, education, amusements and recreation, are all service oriented.

New or expanding businesses will likely create new jobs for the people of Tazewell County but, in order to attain the goals and objectives set forth at the beginning of this section it will be important to analyze all future projects in the County in terms of their overall impact. Some criteria to be used in evaluating potential developments may include the compatibility of the development with existing land uses and with the Land Use Plan, the ability of an area's infrastructure to support the proposed development, and potential environmental concerns that may be associated with certain types of development. These concerns and others should be addressed when considering new projects.

The task of attracting new businesses and jobs or helping established businesses expand is shared by both local municipalities and regional agencies. By participating in the Illinois Enterprise Zone Program or providing the pre-development groundwork, individual municipalities can go far in attracting new businesses. Meanwhile, agencies, such as the Economic Development Council for the Peoria Area work hard to bring diversity and balance to the area's economy by working with the County and communities to help local companies expand and create jobs, attract new investments and update the County's infrastructure.

Recommendations:

By developing and implementing policies that focus new growth to locate near existing facilities and carefully reviewing each proposed use, it will be possible to achieve not only a well-balanced economy, but also well balanced land use patterns. The County should:

*Implement strict variance, special use, and rezoning criteria. One criterion that could be used for evaluation purposes could be the L.E.S.A. score (Agriculture Section) a project site receives.

*Support The Economic Development Council for the Peoria Area's Overall Economic Development Plan.

COMMERCIAL

GOAL:

Promote commercial growth that will provide the residents of Tazewell County with employment opportunities and a diversity of goods and services.

OBJECTIVES:

1. Encourage commercial development to locate near population centers, in coordination with local municipalities, where there is adequate highway access and public facilities.
2. Discourage commercial development which will drain the economic life from the established village centers.
3. Encourage clustering of commercial uses in planned shopping centers or other compact commercial areas to maximize and improve consumer safety and convenience and enhance economic development.
4. Encourage redevelopment and use of older commercial centers in the County which meet the objectives of this section.
5. Discourage strip development along local, collector and arterial roads.
6. Cooperate with governmental units and the various agencies available for promoting economic development.
7. Work with the rural villages and unincorporated agricultural centers in developing trade and service businesses which meet the needs of the rural areas.

Background

The majority of commercial activity in Tazewell County has taken place within incorporated municipalities such as Pekin, East Peoria, Washington, and Morton or in the peripheral areas surrounding them. Each one of these communities, and several others, have their own distinct downtown business district. In keeping with the overall intent of the Land Use Plan, compact commercial growth that provides residents with employment opportunities and a diversity of goods and services is encouraged. It is not the intent of the County to compete with the municipalities and their downtown business districts.

Unlike larger metropolitan areas, Tazewell County has not been faced with the presence of any super malls which tend to pull business away from the downtowns. However, there are several examples of strip mall developments throughout the County that often produce the same results. The County faces the challenge of allowing commercial growth and employment opportunities while at the same time offering support to the various existing business districts, specifically in smaller, more rural communities.

Industrial parks and commercial centers located within or in close proximity to urbanized services are examples of areas where growth can and should occur in a clustered environment. There are several benefits to clustered commercial developments. Keeping development close to the municipalities will require less travel for the patrons, resulting in a savings of time and energy. It becomes a more compatible use with residential land uses and often acts as a buffer between industrial and agricultural land use activities. Clustering also allows for public transit opportunities and, when properly designed, can reduce traffic and congestion.

Clustering may not be feasible in areas where a centralized business district does not exist or if the commercial use is more highway oriented. These areas may be rural in character and require the presence of more agricultural businesses and related services. In these situations the number of entrances allowed should be minimized to reduce access points onto busy public roads. The overall theme of this section, in addition to eliminating urban sprawl, remains keeping the commercial activity downtown whenever possible.

Recommendations:

According to the 1977 Tri-County Development and Conservation Guide, estimates for the County called for the population to increase by over 35,000 residents by the year 2000, resulting in the need for 188 additional acres of land for commercial use. Current 1995 estimates indicate the County population to be at 125,544 with an expected increase of about 2,100 residents by the year 2015 (Population Section). There are currently 733 acres of land zoned commercial in the County with approximately 60 percent of that in use. Future population demands do not warrant rezoning additional land to commercial at this time.

The County Zoning Code should be amended to:

- *Include two commercial zoning districts that allow for different intensity uses.

- 1.)A Neighborhood Commercial District should be created to allow for areas that satisfy limited shopping needs which occur daily or frequently. And;
- 2.)A General Business District which would accommodate a range of commercial uses and provide for the needs of a larger consumer population.

- *Include a principal use chart (Appendix, Page 12) which defines the allowable uses for each of these districts.

- *Recommend the lot size for the Neighborhood Commercial District to be one-half ($\frac{1}{2}$) acre when public water and sewer are available and one (1) acre in the General Business District. As with any new lot creation, it is recommended that the Tazewell County Health Department be allowed to require additional acreage in the absence of public services and the presence of restrictive soil conditions; and

- *Additionally, the County should also review each commercially zoned area and determine which districts, if any, should be rezoned to coincide with its actual land use and surrounding areas.

INDUSTRIAL

GOAL:

Support the retention and expansion of existing industrial activities and promote the attraction and development of new industries to the County.

OBJECTIVES:

1. Identify appropriate locations for industrial development that will protect and enhance the character of the surrounding natural and visual environment.
2. Concentrate industrial uses along major transportation corridors, in proximity to compatible land uses.
3. Work with local municipalities to coordinate planning and promotion for industrial uses at a scale proportionate to the size of the community.
4. From a regional perspective, evaluate the location of and need for industrial parks proposed by local communities.
5. Cooperate with state and local governmental units to renew and revitalize inefficient and obsolete industrial areas whenever feasible.
6. Coordinate industrial development with that of public utilities and transportation improvements so that public and private efforts are directed toward common goals without duplication of effort.
7. Encourage the clustering of industrial uses in planned industrial parks in or adjacent to existing centers of development (i.e., those areas served by public utilities.)
8. Work with the rural villages and unincorporated agricultural centers in developing trade and service businesses which meet the needs of the rural areas.

Background

Historically, water and rail accessibility have been two of the most important factors influencing the location of industrial commerce. Pekin as a community experienced early industrial growth as a result of, not only its proximity to the Illinois River and several railroads, but also the availability of capital, labor, and commercial suppliers. Today, capital and labor remain important components of the site selection process. However, rail, water, and air transportation have now been replaced by highway accessibility in importance. Results from a 1995 reader's survey of Area Development magazine, one of the nation's

leading economic development publications, indicate labor costs and highway accessibility are the two most important factors that influence decision-makers in their site selection process.

The importance of transportation is evident today as new roads or proposed interchanges are coveted by every community. Industrial sites, no longer restricted to water or rail for transportation, now prefer to locate near State and Federal Highways. Caterpillar's world-wide parts distribution center, established in Morton in the 1960's, is an example of a site chosen because of its accessibility to Interstate 74. Illinois State Route 116, running north to south through East Peoria, Creve Coeur, and Pekin, has long been a corridor for commercial and industrial businesses.

East Peoria has also capitalized on the presence of I-74 by installing their Pinecrest interchange in the 1970's which helped spur the creation and development of a nearby industrial park. Other communities, such as the City of Washington, have increased their appeal by widening or connecting major thoroughfares and designating the areas around them as industrial or commercial uses in their comprehensive land use plans. Communities located in close proximity to new or improved transportation routes have also begun to experience benefits. Tremont, Hopedale, and Mackinaw have all experienced the benefits of being situated near a major highway route.

Several roadway improvement proposals, such as a Peoria to Chicago highway and the Pekin Corridor Study, have sparked interest in Tri-County area residents. These new roads would increase the area's accessibility to major metropolitan markets, making Tazewell County even more attractive to manufacturers and distributors who are contemplating moving or expanding their operations.

Recommendations:

The County currently has 6,730 acres of land zoned Industrial. Research has indicated only 62 percent of that land is actually in use. One reason for this is that some large tracts of land in the County that are zoned Industrial are actually in agricultural use or vacant. These tracts may have been zoned Industrial in anticipation of future demand which has not occurred. Presently, the majority of the land zoned for industrial use is within close proximity to urban infrastructure and adequate transportation routes, which is in conformity with the intent of the Plan. In order to better serve existing and future industrial needs, it is recommended that:

- *The County evaluate their Industrially zoned districts and determine the actual land use in each. In the event a district is not being used for industrial purposes and is not located in an area that conforms to the goals and objectives of this section, it should be rezoned appropriately.

- *The Zoning Code allows for two Industrial Districts with different levels of land use intensity.
 - 1.)One district would be for light manufacturing, designed for storage and less intensive manufacturing uses that would not normally create a discernible nuisance.
 - 2.)The heavy manufacturing district would accommodate those uses having a potential environmental impact, (i.e. noise, odors, aesthetics, etc...) on neighboring properties and would be located away from residential and buffered from commercial retail uses.

INSTITUTIONAL/SEMI-PUBLIC

GOAL:

Provide quality schools, recreational and health facilities, libraries, utilities and transportation networks.

OBJECTIVES:

1. Locate schools, libraries, and other public facilities near population centers to provide transportation efficiency.
2. Encourage the establishment of Intergovernmental Agreements between the County and individual communities to ensure compatible land uses along jurisdictional boundaries.
3. Provide basic public services, such as police and fire protection, road maintenance and snow removal, education, health, medical, social and other services, for all residents of the County.
4. Encourage the location of sanitary landfills away from population's centers in areas with convenient access to transportation networks.
5. Locate and design waste disposal sites and facilities to minimize environmental impacts and health hazards.

Background

Although there are several types of land uses that fall into this category, they are not specifically shown on the future land use map. This is because uses, such as schools, churches, and landfills are often located within incorporated areas or are relatively small in scale. These facilities are often used by the public on a daily basis and should be located in such a manner that they are easily accessible and not detrimental to surrounding land owners. It is difficult to specifically address each type of institutional and semi-public use, but two specific areas do warrant attention.

Schools

The public education system is one of Tazewell County's most important assets and a quality of life factor that many companies and individuals consider before relocation. There are currently 18 school districts in the County, each represented by a school board. Predicting the future expansion, detachment, or consolidation of these districts and the corresponding need for additional land or facilities cannot be done accurately. When the need becomes apparent, it will be addressed by the Tazewell County Regional Board of School Trustees.

Using the Land Use Plan to aid in determining the location of new schools would be possible if it was combined with detailed, small area plans that targeted specific school districts. These plans could evaluate a district's population and enrollment figures, future growth, existing land use, and transportation patterns to determine the most suitable sites for facilities. In general, simply adhering to the compact growth theory should ensure new schools are sited in an efficient manner that utilizes existing facilities and roadways.

Landfills

The Tazewell County Health Department has identified the landfills and major dumping sites in the County. The four major landfills that have served Tazewell residents are:

The Tazewell Recycling and Disposal Facility, located in Fondulac Township and the city of East Peoria, which has an estimated five to six years of normal use remaining before expansion is necessary.

The Pekin Metro Landfill located in Elm Grove Township on leased property with the agreement expiring in the year 2000. Both of these sites are currently seeking to expand their boundaries.

Indian Creek Landfill, west of the Village of Hopedale, which is still classified as an active facility but is not currently accepting additional solid waste materials. This site may be reopened in the future.

Washington Landfill Incorporated, located south of the City of Washington, which has been closed to the public. This site is still monitored periodically by the Health Department as are all the landfills.

Areas identified as major dumping sites are located throughout the County on private and publicly owned lands. These areas are of special concern to the Health Department as their size and contents are often unknown. Additionally, these sites cannot be actively monitored unless a formal complaint against the site is registered. Future development near any of these sites must obviously be considered carefully as the potential for groundwater contamination exists.

Recommendations

In order to minimize the potential for groundwater contamination, the County should:

- *Keep a list of the major landfill and dumping sites in the Planning and Zoning Department to be referenced when new development is proposed on or near such sites.

- *Adopt a county-wide groundwater area protection ordinance that identifies "groundwater protection overlay zones" that provide for different levels of protection. The three zones could be as follows:

Zone 1: Minimum Setback Zone - The geographic area located between a well or wellfield providing potable water to a community water supply and a radial area of 400 feet.

Zone 2: Maximum Setback Zone - The geographic area located between a well or wellfield providing potable water to a community water supply and a regular or irregularly shaped area not to exceed 1,000 feet from the wellhead, but excluding the minimum setback zone.

Zone 3: 5-Year Capture Zone - The geographic area located between a well or wellfield providing potable water to a community water supply and the delineated 5-year zone of capture but excluding zones 1 and 2.

TRANSPORTATION

GOAL:

Provide a safe and efficient transportation system, which effectively links local, County and regional areas, while integrating the opportunities and constraints associated with land use patterns.

OBJECTIVES:

1. Utilize transportation planning to provide a clear framework for land use policies.
2. Protect the safety, capacity, and efficiency of County primary roads by minimizing curb cuts, particularly on sections with high traffic volumes.
3. Encourage centralized commercial, office, and industrial uses in parks with joint access.
4. Reserve the rights-of-ways for future road widening and intersection improvements to serve areas of projected growth.
5. Promote and develop transportation systems which include provisions for public transportation, pedestrians, and recreational opportunities.
6. Encourage the development and use of intermodal connections.

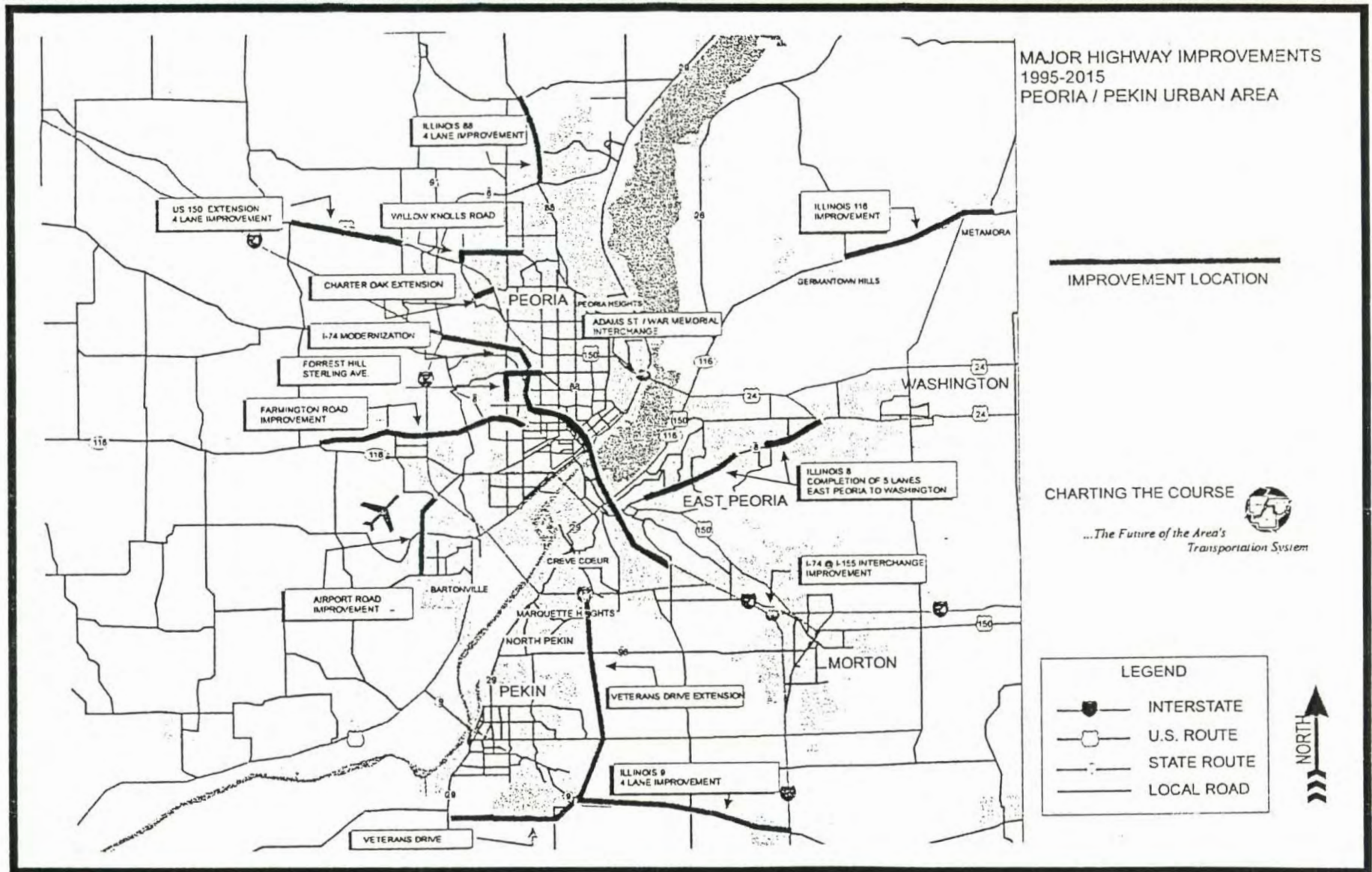
Background

The broad task of transportation planning for Tazewell County is beyond the scope of the Land Use Plan. It involves, among other things, the analyzation of road widths, capacity, and system continuity. The Tri-County Regional Planning Commission, which has been designated as the Metropolitan Planning Organization for the Tazewell County area, is responsible for developing a long-range transportation plan for the urbanized areas of Tazewell County which addresses a 20-year time frame similar to that of the Land Use Plan. The Peoria-Pekin Urbanized Area Long-Range Transportation Plan, developed by Tri-County Planning in response to the Intermodal Surface Transportation Efficiency Act of 1991, provides an extensive look at existing and proposed transportation systems in the Tri-County urbanized area (Page 28).

The Comprehensive Plan's land use recommendations are based in part on current and proposed roadway systems discussed in the Peoria-Pekin Plan. For example, two of the long range land use objectives are to minimize curb cuts on County primary roads and reserve right-of-ways for future road widening. These objectives help maintain and enhance the function of the road systems in the County. Land use patterns along these proposed roadways must consider the anticipated daily traffic volumes and functional use of these future transportation corridors.

Tazewell County Comprehensive Land Use Plan, 1996

MAJOR HIGHWAY IMPROVEMENTS 1995-2015 PEORIA / PEKIN URBAN AREA



The County Highway Department, which is responsible for the planning and maintenance of the remainder of the road system in unincorporated Tazewell County, uses a five-year Transportation Improvements Program to prioritize their projects for improvements. Township roads are maintained by locally elected Township Highway Road Commissioners and are evaluated annually for improvement.

Roadway Classifications

Each roadway found in Tazewell County can be classified by its predominant function and each classification has a direct bearing on the type of land uses recommended along the roadway. Actual road mileage and examples are listed in Table 7. The functional road classifications and their definitions are as follows:

- 1.) Interstate: these high-speed divided highways have full control of access (i.e., no access from commercial or residential property.)
- 2.) Major Arterial: major arterials serve as connecting routes to the interstate system and to other major arterials and are oriented primarily to moving traffic rather than to serving abutting land uses.
- 3.) Minor Arterial: minor arterials carry significant traffic volumes and provide continuity in the roadway system, but are oriented more toward short trips than are major arterial.
- 4.) Collector: collector streets have the primary function of collecting traffic from a local area and moving it to an arterial.
- 5.) Local: local streets comprise the remainder of the roadways and primarily serve adjacent lands.

The monthly land use decisions made by the County boards have a cumulative effect on highway corridors and their ability to function in the manner for which they were designed. A new homesite that requires access onto a collector street may not seem to pose an immediate threat to the function of the highway. However, over 5 years the sum of these requests could be enough to warrant traffic and safety concerns, require major road improvements, and command a substantial financial investment.

At the township level road commissioners are often asked to accept streets created to service new housing developments. These roads must first meet the design standards of that particular township, which has the right to establish its own road specifications. These specifications are established primarily to ensure that no roads are accepted which require extensive upgrading and maintenance by the township in the immediate

future. Historically, many township highway improvements have been implemented either by the township at its expense or by a special assessment whereby adjacent property owners who need the road for access are required to pay additional fees for the improvements.

Another consideration associated with highways is the placement of utilities and public facilities within dedicated easements. Easements typically follow in and along road right-of-ways and service new development. The land along easements is not always protected to ensure the proper installation, and periodic maintenance of these facilities can occur. The Land Use Plan recognizes and respects input received from the various municipalities regarding their proposed highway extensions and improvements which are influenced greatly by the land use activities the County grants in the 1.5 mile planning area surrounding these communities.

Planned Improvements

In addition to the major highway improvements identified in the Peoria-Pekin Urbanized Area Transportation Plan, the City of Pekin has selected a corridor for the routing of local traffic from Route 29 to Route 9 (Page 31). This route is intended to help relieve congestion along Court Street (Route 9) and provide direct access to the Pekin Industrial Park, located north of VFW Road and east of Route 29, and the Pekin Enterprise Zone area. A proposed beltline connecting I-474 and this new corridor has also been identified as a future project which could, potentially, provide Pekin with direct interstate highway access and economic benefits. Land use requests along these potential highway corridors will need careful evaluation in order to protect future right-of-way needs.

Further interstate facility developments have been proposed that would provide a direct connection between the Tri-County metropolitan area and the Chicago metro area. A feasibility study evaluating four possible corridors has been completed, identifying each of the potential corridors as providing the area with increased travel efficiencies and economic benefits. The Illinois Department of Transportation is now in the process of doing engineering and cost comparison evaluations to determine which corridor or corridors would be most beneficial. A primary finding of the feasibility analysis was the improved travel efficiencies these corridors would provide when combined with a complete ring road system within the urbanized area. There are currently three possible ring road connections being studied which would increase travel efficiency and improve accessibility to all major markets for persons and businesses within the urban area.

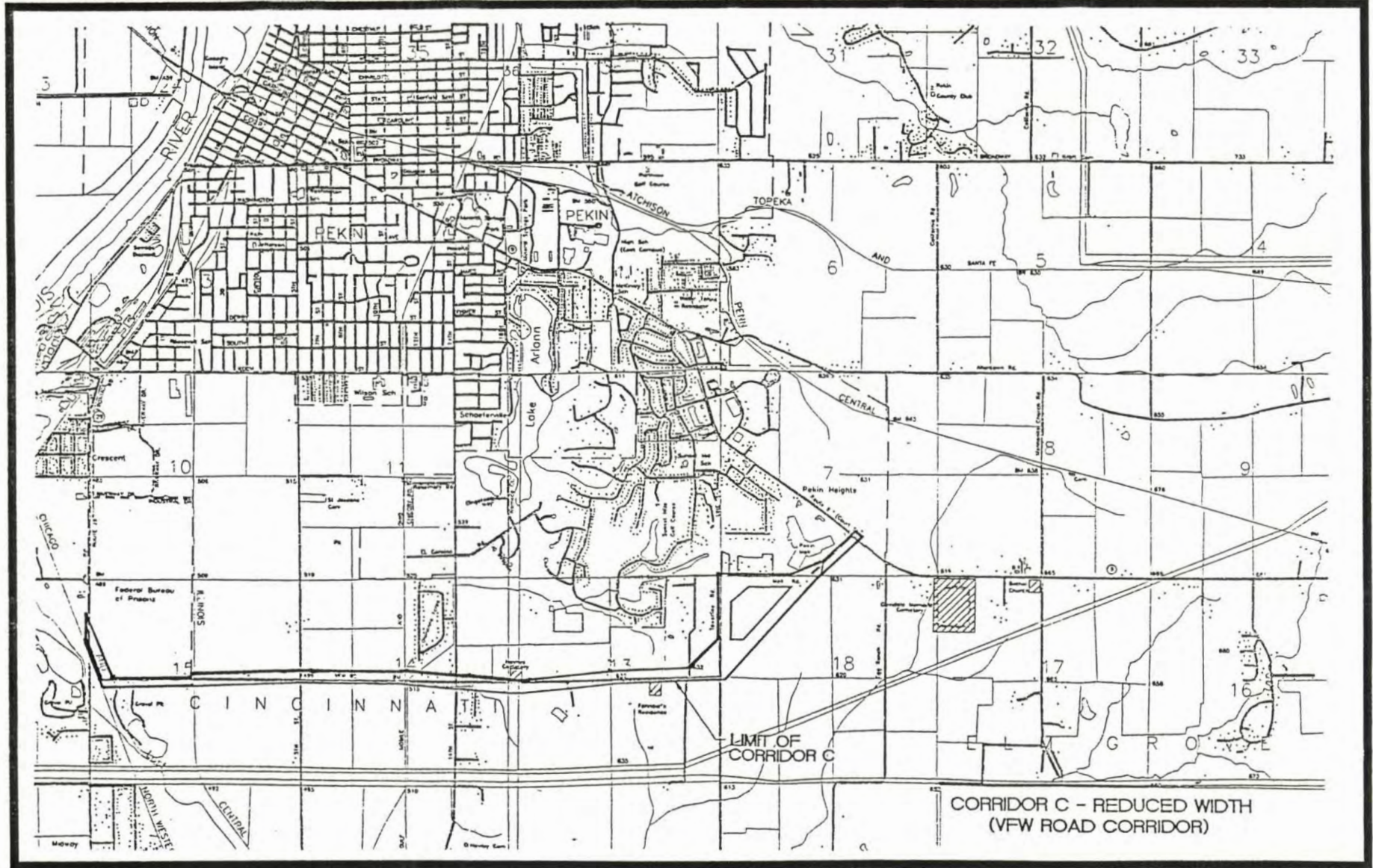
Table 7

<u>Functional Classification</u>	<u>Total Miles</u>	<u>Non-Urban Miles</u>	<u>Example</u>
Interstate	42.48	23.35	I-74, I-474, I-155
Major Arterial	45.35	3.03	Route 29, Route 98
Minor Arterial	117.48	55.44	Springfield, Towerline
Collector	311.45	227.52	Broadway, Sheridan
Local	1,203.48	836.63	balance of roadways
Total Miles	1,720.24	1,145.97	

Source: Illinois Department of Transportation, 1995

Tazewell County Comprehensive Land Use Plan, 1996

PROPOSED VFW ROAD CORRIDOR



Recommendations:

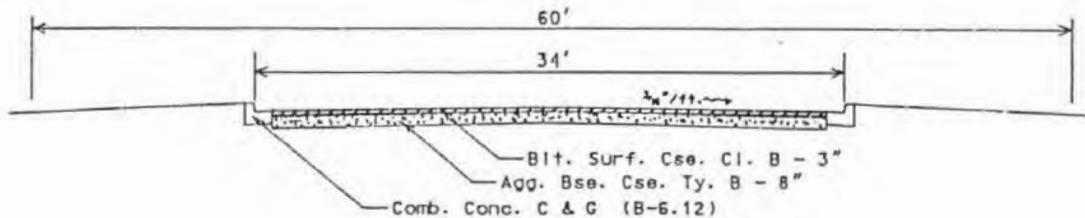
In order to eliminate uncertainty among townships in regards to road standards, assure proper input from all parties when reviewing monthly land use and zoning issues, and guarantee new roads meet design standards, it is recommended that the County:

- *Adopt proposed County road standards, (Page 33), which illustrate road standards proposed and approved by the County Highway Department and Township Highway Road Commissioners.
- *Develop a system which guarantees input from all organizations or persons responsible for the construction and maintenance of roads affected by the County land use decisions.
- *Strengthen the current bonding procedure which requires developers to post security for any proposed improvements by drafting a standard bond agreement which properly lists all parties involved and the rights and responsibilities of each. The release of bonds would require the signature of all parties who held an interest in the development.
- *Consult each municipality's land use and transportation plan, when applicable, prior to making a ruling on land use issues within their 1.5 mile planning jurisdiction.
- *Consider right-of-way needs for proposed transportation improvements, such as the Pekin Corridor and the Peoria to Chicago highway, when deciding land use issues in their corridor areas.

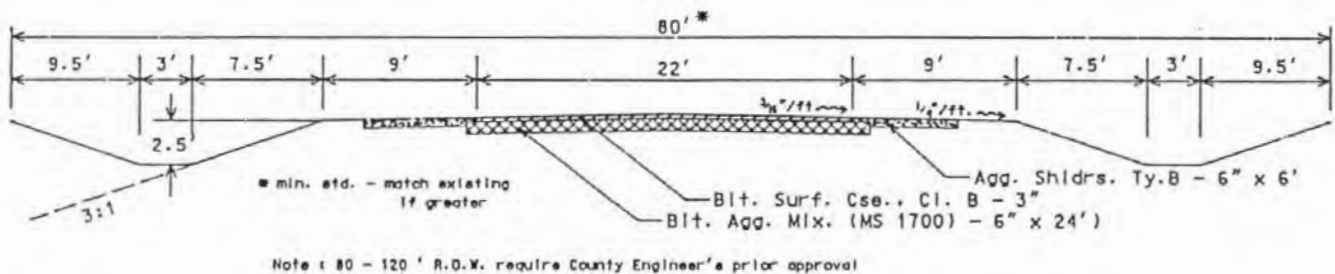
Tazewell County Comprehensive Land Use Plan, 1996

PROPOSED ROAD STANDARDS

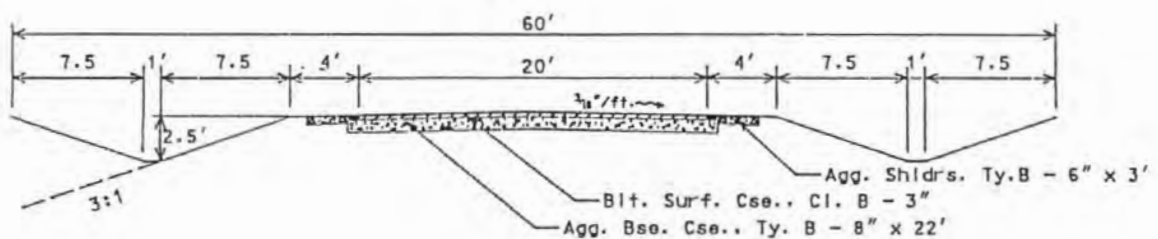
SUBDIVISION STANDARD (within city limits)



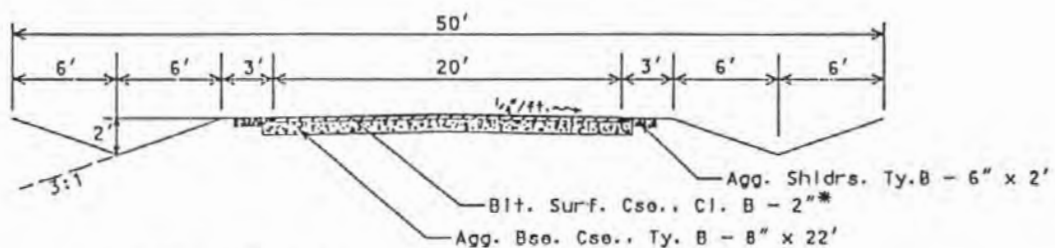
COLLECTOR STANDARD (rural)



MINOR STANDARD (rural)



MINOR STANDARD (rural)



* Optional Cl. A-3 (gravel, stone, or trap rock)
with approval of Township Road Commissioner

ENVIRONMENTAL CORRIDORS, OPEN SPACE AND RECREATION

GOAL:

Provide recreational opportunities and open space to meet the needs of a diverse population while protecting the natural resource base of Tazewell County.

OBJECTIVES:

1. Enhance and develop open space uses along the Illinois and Mackinaw Rivers and other bodies of water when feasible.
2. Preserve and improve the water quality of the Illinois and Mackinaw Rivers and other water bodies to protect and enhance the ecosystems.
3. Support the Peoria Metro Area Greenways Plan.
4. Work with park districts, local governments, and private interests to encourage the development and/or preservation of recreational and open space lands.
5. Preserve and enhance important environmental, historic, and archaeological resources and scenic sites.
6. Encourage maintenance of native vegetation along roadsides when practical.
7. Reduce erosion and runoff from land development and construction by promoting and supporting the adopted Erosion, Sediment, and Stormwater Control Ordinance.
8. Use open space preservation to protect development sensitive areas and shape urban growth within the County.

Background

The Land Use Plan recognizes open space as an important resource and planning tool. Open space can be defined simply as land that has a very low ratio of building to land area and is used for such purposes as recreation, resource management, and conservation. Examples of this are flood areas, forest preserves, bicycle and pedestrian trails, bluffs, and ravines. Because of the broad range of open space categories and the different environmental issues associated with each, there are several public and private organizations that are working toward their conservation.

Parks and Recreation

The acquisition, development, and maintenance of land by the various park districts throughout Tazewell County is an important function that provides area residents with numerous recreational and educational opportunities. Fondulac, Morton, Pekin, Tremont, and Washington all have park districts that serve the County in this capacity. Lands owned by these park districts can be located within incorporated municipalities and also in the unincorporated portions of the County. It is important for the County to carefully analyze any land use change applications which involve property located adjacent to park district land as it may influence their direction and ability of growth. Currently the County Zoning Department notifies all adjacent property owners, including park districts, when a change in land use or zoning classification is proposed. Future park sites in Tazewell County will likely be based on the population growth rates of an area, the cost of land acquisition, accessibility to the site, proximity to existing services, and the presence of environmentally significant features.

Greenways and Open Space

There are several greenways that exist in the County. A greenway is a natural corridor of open land that connects natural areas, neighborhoods, cultural sites and communities. Some of the benefits of establishing a greenway network are the protection of natural resources and the creation of recreational opportunities. The job of linking these open spaces is currently being undertaken by the Tri-County Regional Planning Commission in conjunction with the Illinois Department of Natural Resources. Their Peoria Metro Area Greenways Plan is intended to create a vision for a regional greenway network that will tie the area together and will identify areas of existing open space and possibly areas that may be preserved as open space in the future as well as existing trails and their extensions. Once completed the State of Illinois will use the plan to link the urbanized areas of the Tri-County region with other Illinois urbanized areas such as Rock Island, located west of Tazewell County, and the City of Bloomington to the east.

Environmental Corridors

Environmental corridors are areas that should be protected to preserve the County's natural resource base and environmentally sensitive lands. This includes areas such as the Mackinaw River, Spring Lake, ParkLands Nature Preserve, and the Illinois River. Environmental corridors can also be parks and recreational trails. The Metro Area Greenways Plan, when completed, will further identify areas in the County that can be linked to form contiguous corridors of greenbelts.

While public agencies such as The Illinois Department of Natural Resources work to protect areas like ParkLands Nature Preserve, the involvement of private organizations is often necessary to increase public awareness on certain environmental issues. One such organization is The Nature Conservancy. This organization is currently (1996) focused on the Mackinaw River with the intent of "preserving the natural resources of the river watershed through education, good management practices and voluntary cooperation while respecting property owner rights".

Recommendations:

Some actions the County can take to ensure open space is provided and to encourage the buffering of possibly incompatible land uses is to:

- *Encourage the protection of prime agricultural lands (see AGRICULTURE Section)
- *Encourage developers to include open space in the design of their subdivisions to provide residents with recreational opportunities.
- *Support the Peoria Metro Greenway Plan currently being drafted.
- *Update the Tazewell County Zoning Code to address buffering and screening of incompatible land uses, specifically cellular phone towers, commercial, and industrial land uses.
- *Work with local, regional, state, federal, and private groups to coordinate conservation and protection plans.

SUMMARY

This document is intended to provide the people influencing future land use patterns in Tazewell County a basic guideline to follow. It contains several specific recommendations concerning the County Zoning Code and a Future Land Use Map which delineates a desired land use pattern for the County to strive for. A summary table of the recommended zoning district changes and principal uses chart that shows what would be allowed in each district is included in the Appendix on Pages 12-15.

The Plan is general by design due to constantly changing trends in population, household size, municipal boundaries, and developmental regulations. Because of these changes it will be necessary to make periodic revisions to the document which more accurately reflect current conditions. These revisions should keep the basic intent of the document, compact growth, as their focus along with the need for farm land protection and resource conservation.

Implementation

Responsibility for implementation will be shared by a variety of groups and organizations. The actions of the Zoning Board of Appeals, Land Use Committee, and County Board will literally represent the degree to which the County is following their Land Use Plan and developmental regulations. Preliminary interpretation of the Plan and Code changes will be the responsibility of the County Planning and Zoning and Health Departments, as they are often the first to interact with the public regarding land use issues. Page 16 of the Appendix contains a list of factors that the various County Boards and departments can reference when contemplating a land use change.



















Municipalities with adopted comprehensive plans can also affect implementation by enforcing their subdivision requirements within a 1.5 mile radius of their boundaries or by specifying in their plans what future land uses they would like in these areas. Comments should be solicited from all communities prior to making land use decisions.

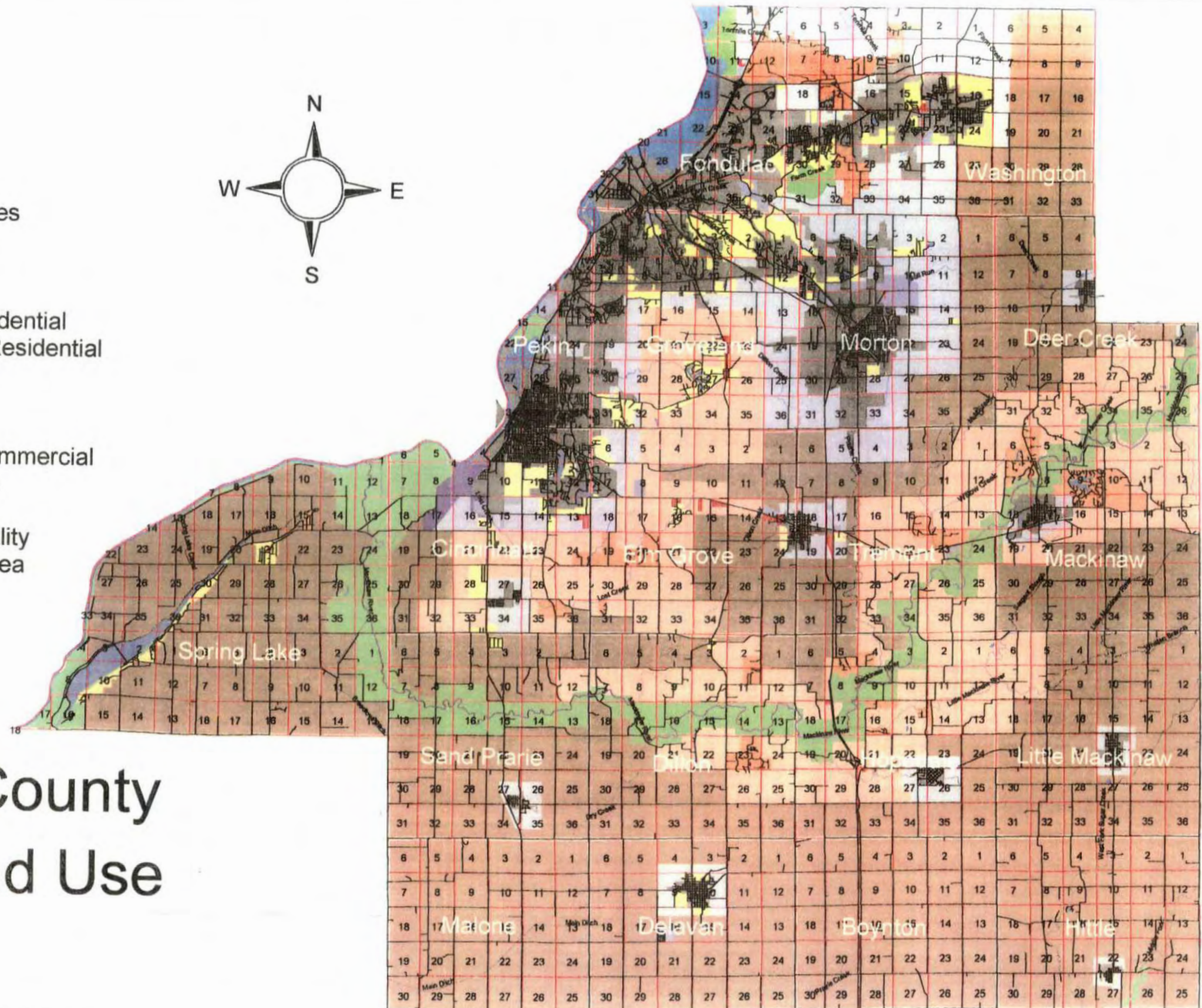
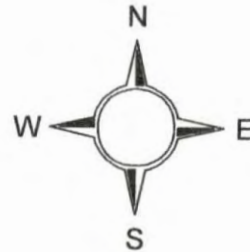
Cooperation and communication between the numerous County agencies and municipalities will be the key to achieving mutually beneficial land use patterns. Input from these municipalities and the public was solicited on several occasions during the Plan development process to ensure citizen participation (pages 1-6 of Appendix). This feedback should continue to be sought in the future in order to assess the impact the proposed changes are having in the County.

The Map

Although the Land Use Map identifies a specific land use pattern, actual uses may differ in some areas. This is because special zoning requests, such as non-farm dwellings in agricultural areas, will continue to be applied for on land that may not be designated for such uses. There will be situations when these requests may actually be the best use of the land based on site conditions such as steep slopes or heavy timber. The Map should serve only as a general guide for growth, allowing each new land use case to be judged on its own merit.

The ability of the municipalities in Tazewell County to expand or develop land is not intended to be constrained by the size of their growth boundaries or the land uses indicated around their peripheries on the Map. In most instances growth boundaries simply follow highways which are roughly one mile from existing corporate limits, while future land uses merely reflect the conditions or character of the area at the time the Map was produced. The objective of the Plan is not to stop expansion and development from occurring, rather it is to plan for new development so it can occur in the most environmentally and economically efficient manner.

-  Streams
-  Roads
-  Sections
-  Water
-  Townships
-  Municipality Boundaries
- Future Land Use**
 -  A-1 Ag Preservation
 -  A-2 Agriculture
 -  R-1 Low Density Residential
 -  R-2 Multiple Family Residential
 -  RR Rural Residential
 -  I-1 Light Industrial
 -  I-2 Heavy Industrial
 -  C-1 Neighborhood Commercial
 -  C-2 General Business
 -  CN Conservation
 -  Incorporated Municipality
 -  Community Growth Area



Tazewell County Future Land Use Map

TAZEWELL COUNTY LAND USE PLAN

APPENDIX

Tazewell County Comprehensive Land Use Plan, 1996

INPUT IN THE PLANNING PROCESS

A component necessary for the successful adoption and implementation of any comprehensive land use plan is input from the public sector and local municipalities. There were several meetings held during the development of the Tazewell County Land Use Plan to secure this input and gain guidance. Listed below are dates and organizations that were important to the planning process.

May of 1995	Initial "Mayors'/Presidents' Meeting" is held to inform municipalities of the County's intentions to develop a comprehensive land use plan and gather input.
January of 1996	Letters are mailed to livestock producers asking them to identify the size and location of their operations. The results were mapped and used to aid the County in the determination of future land uses and the establishment of the Agriculture Preservation and Agriculture Districts.
March of 1996	Second "Mayors'/Presidents Meeting" is held to present the findings of the Land Use Plan and receive input on the draft goals and objectives which were mailed to all municipalities on July 24, 1995. The general public is also invited to attend this meeting.
April of 1996	Follow up letters to the March meeting are mailed to all municipalities along with draft copies of the Plan and the Future Land Use Map. The letters asked each municipality for additional input on specific land use and zoning issues.
July of 1996	Final public hearing is held to gather input.
August of 1996	Tazewell County Comprehensive Land Use Plan is adopted.

In addition to the above meetings, several presentations concerning the Plan and the opportunity for input were given to the following groups;

*City of Pekin Comprehensive Planning Committee	*City of Washington City Council
*Tri-County Land Use Advisory Committee	*Tazewell County Board
*Tazewell County Township Road Commissioners	*Tri-County Regional Planning Commission
*Land Use Plan Advisory Committee	*Tazewell County Land Use Committee

MEMO TO:

FROM: George A. Saal, Jr., Chairman
Tazewell County Board

DATE: May 8, 1995

RE: Mayors'/Presidents' Meeting on County-Wide Land Use Planning

The Local Land Resource Management Planning Act of 1985 authorizes Tazewell County to develop a County-Wide Land Use Plan. As many of you are aware, Matt Fick was employed by the County to develop this plan, and our goal is to have the plan in place by September 1, 1996.

In order to develop the plan, the County needs your input due to the impact your local zoning regulations will have in the mile and one-half area outside your municipality or village borders. Would you please bring a copy of your adopted comprehensive plans or any material you feel will be applicable to our discussion. Also, would you please bring along the person responsible for planning.

It is for this reason that I have scheduled a Mayors'/Presidents' Meeting on

Thursday, May 25, 1995
Tazewell County Board Room
334 Elizabeth Street
Pekin, Illinois 61554
at 7:00 PM

Please call the Tazewell County Board Office at (309) 477-2274 to confirm your attendance at this meeting.

GS/lh

January 2, 1996

Dear Sir or Madam;

Tazewell County is currently in the process of drafting a Comprehensive Land Use Plan. This plan will be used to guide future development and growth for the next 20 years. Additionally, the County's Zoning and Subdivision Codes will be based on the findings and recommendations contained in this plan.

One of the main goals of the plan is the protection of prime farmland and farming as a way of life. In order to help us attain this goal we would like to identify all of the existing livestock operations in the County before we plan our future land uses or make any changes to our Zoning Code.

Would you please take a moment to complete the below questionnaire and return it to this office in the envelope provided. The information will be used strictly to help us identify where the major livestock operations in the County are located and what the land use conditions around them are. If you have any questions please feel free to call me at (309) 477-2236. Thank you for your time and cooperation.

Sincerely,

Matt Fick,
Land Use Planner

-
1. What type of livestock operation do you run?
 2. What is the approximate size of your operation?
0-499 500-999 1000-1999 2000+
 3. What is the approximate location of your operation? (Please specify if more than one.)
Township _____ Section _____ Quarter Section _____
 4. How many **non-farm residential** homes are within ½ mile of your operation?
 5. Do you have any future plans for expansion?

TO:

REVISED COPY

FROM: George A. Saal, Jr., Chairman
Tazewell County Board

DATE: March 1, 1996

RE: Mayors'/Presidents' Meeting on County-Wide Land Use Planning

Last year, Tazewell County hosted a meeting on the development of a County-Wide Land Use Plan. Since that time, many of you have had direct contact with Tazewell County's Zoning Planner, Matt Fick, who is employed specifically to develop this plan.

Matt sent you a draft of the goals and objectives for that plan on July 24, 1995. Since then, a great deal of progress has been made on preparing the County-Wide Land Use Plan, and we feel that you need to be updated on its status.

It is for this reason that we are inviting you and members of your zoning staff to attend a Mayors'/Presidents' Meeting which will be held

Tuesday, March 26, 1996
Tazewell County Board Room
334 Elizabeth Street
Pekin, Illinois
at 7:00 PM

Please call the Tazewell County Board Office at (309) 477-2274 to confirm your attendance at this meeting.

GS/lh

To:

From: Matt Fick, Land Use Planner

Subject: Follow up to Mayors / Presidents' Meeting

Date: April 2, 1996

Enclosed is a draft copy of the Tazewell County Comprehensive Land Use Plan and Plan Map which was distributed at the March 26th meeting. We are still seeking input from the various municipalities as the adoption of this Plan and the Zoning Code Ordinance changes that follow will affect them.

Because we were unable to get your comments on the 26th, we would like for you to review the enclosed information and briefly answer the following questions:

1. What are the two most important **land use issues** you feel affect the 1.5 mile planning area around your municipality?
2. What suggestions do you have that will help Tazewell County and your community communicate more efficiently on **land use and zoning issues**?

Please take a moment to answer these questions and/or elaborate on any other issues you may have regarding the Comprehensive Land Use Plan.

Enclosed please find a return envelope for your use. Again, thank you for your input.

To: All Tazewell County Municipalities
From: Matt Fick, Land Use Planner
Subject: Public Hearing for Comprehensive Land Use Plan
Date: July 1, 1996

A public hearing will be held to gather final input for the Tazewell County Comprehensive Land Use Plan. Final adoption of the proposed Plan is scheduled for August of 1996, with a copy of the adopted Plan being mailed to each municipality in September.

The Public Hearing will be held:

Tuesday, July 9, 1996
Tazewell County Board Room
334 Elizabeth Street
Pekin, Illinois
at 6:00 p.m.

CITY OFFICIALS

Donald R. Gronewold, *Mayor*

Carol K. Moss, *City Clerk*

Robert E. Gordon, *City Treasurer*

Dale A. Claus, *City Administrator*



ALDERMEN

Donald Brubaker, *Ward I*

Terry Hillegonds, *Ward I*

Michael Godar, *Ward II*

David Kieseewetter, *Ward II*

Delmar Cunningham, *Ward III*

Mary Habecker, *Ward III*

Estell Vaughn, *Ward IV*

Harold VanLandingham, *Ward IV*

May 22, 1996

Mr. Matt Fick
Senior Planner
Tazewell County
Planning and Zoning
McKenzie Building
4th and Court Streets
Pekin, IL 61554

RE: Tazewell County Draft Comprehensive Plan

Dear Matt:

As you requested, the City is prepare to make comments on the rough draft of the Comprehensive Plan. I sent the draft to the Planning Commission and the City Council. The City Councils concerns are as follows:

- The document is written from an agricultural point of view. This concerned the Council as Washington is wanting to grow residentially and commercially. There appears to be goals and standards which would not invite these expansions of the City.
- Septic systems and wells should not be allowed in subdivisions in incorporated areas.
- The Growth Management statement seems too restrictive for the City's projected growth.
- Concern was expressed about the 20 and 40 acre lot size limits for subdivisions of agricultural land.
- Concern was expressed regarding the definition of "farm" as it is used in the comprehensive plan. The use of this definition can artificially inflate the number of "farm" in the area.

- Concern was expressed about the lack of regulation on land fills.
- The last concern was that the County be willing to amend the Comprehensive Plan as needed if there are any conflicts with the City's Comprehensive Plan. We are in the process of accepting bids for the rewriting of our plan. Being 20 years old, I anticipate many changes in land use and projected growth. We are unable to make comments now on the County's plan, but hope that changes can be made if necessary so that the two plans agree.

Thank you for the opportunity to give input into this very valuable plan. If you have any questions, regarding the above comments, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa D. Bruns". The signature is fluid and cursive, with the first name "Lisa" being more prominent than the last name "Bruns".

Lisa D. Bruns
CP&D Coordinator



City of Pekin

City Manager's Office

April 8, 1996

Memo To: Matt Fick
Memo From: Dick Hierstein
Subject: Land Use Issues in 1.5 mile area

Thank you for your efforts to gather input on the County's Land Use plan from the cities in the county. I appreciate those efforts and hope that they will yield good input for the plan.


The two land use issues of greatest importance to Pekin in the 1.5 mile area are:

- provision of full municipal services for the area in the most cost-effective manner
- coordination of any development in this area with the city and its future plans

Development within close proximity to the city should be required to annex so that such facilities as sewer and water can be initially provided in full compliance with city standards. It is extremely expensive to retrofit development with public utilities after development occurs. Not only do we incur the cost of the utilities, but also we incur the costs of destroying established streets, retrofitting existing utilities, and destruction of landscaping and other improvements. These wasteful and excessive costs should be avoided if at all possible.

It is essential that the county continue its good efforts to coordinate development in the 1.5 mile area with the adjacent communities. This can avoid the unnecessary costs of uncoordinated infrastructure and property uses. I believe the county has been doing a good job of trying to keep us informed on these issues.

Sincerely,


Dick Hierstein



June 17, 1996

Department of PLANNING AND ZONING

100 S. Main Street, East Peoria, IL 61611
(309) 698-4717

Mr. Matt Fick, Land Use Planner
Tazewell County
1st Floor, McKenzie Building
4th and Court Streets
Pekin, IL 61554

Dear Matt:

Thanks for the draft County Land Use Plan and invitation to review it at the meeting tomorrow at 5:30 P.M. Unfortunately, East Peoria has its City Council meeting tomorrow at 6:00 P.M. and I won't be able to attend the advisory meeting.

This final land use plan sent out looks very fine:

- 1.) the compatibility problems caused by granting Special Uses in a variety of land uses is forthright;
- 2.) your recommendation to create two agricultural districts and agricultural easements is innovative; and
- 3.) the recommendations to develop three-tiered residential zoning and two-tiered commercial and industrial zones will be much more useful than the present zoning.

Generally this plan is to be applauded for encouraging new developments to use public water and sanitary sewer systems, to use existing highways and to be located in proximity with compatible land uses.

You and Tazewell County are to be commended for developing a concise and useful County Land Use Plan.

Sincerely,

Tom Brimberry
Director

TB:ps

cc: Commissioner Fogelmark

Village of Deer Creek

P.O. BOX 106
DEER CREEK, IL 61733

May 21, 1996

Mr. Matt Fick
Tazewell County Planning and Zoning
1st Floor McKenzie Building
4th and Court Streets
Pekin, IL 61554

Dear Matt:

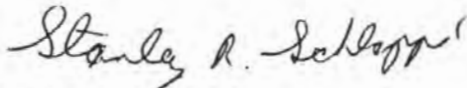
At the May 13 meeting of the Deer Creek Planning Commission, the following items were mentioned as answers to question number one of your April 2, 1996, inquiry:

1. Farm land restricts the expansion of the Village of Deer Creek;
2. An interchange at I-74 and Dee-Mack Rd. would facilitate interstate highway access and improve transportation; and
3. The direct mining of the aquifer is not in our best interest.

In answer to your question two, we suggest that the representative from our area who serves on the Tazewell County Board be more informed about our community in regard to its needs and plans. Likewise, we would like to know the needs and plans of the Tazewell County Board.

Please let us know if we can be of any further help to you.

Sincerely,



Stanley R. Schlappi
President

Tazewell County Comprehensive Land Use Plan, 1996

PRINCIPAL USE CHART

PRINCIPAL USES	ZONING DISTRICTS									
	R-1	R-2	R-R	A-1	A-2	C-1	C-2	I-1	I-2	CON
contractors office / shed	t	t	t	t	t	t	t	t	t	t
correctional institutes				s		s	s	s	s	
craft shop				s		x	x			
crematory				s			s	s	s	
day care	s	s	s	s		s				s
dog kennel; commercial				s	s		s			s
driving range / mini-golf				s		x	x			
dwelling:										
earth covered dwellings	x	x	x	s	s					
multiple family		x								
single family	x	x	x	s	s					s
two family	x	x	s							
electrical contractors				s		s	x			
electrical distribution station	s	s	s	s	s	s	s	s	s	s
equipment storage; boats, autos, camper				s			x	x	x	
feed, grain, and seed sales				s	s		x	x	x	
fertilizer / pesticide sales and storage				s	s		s	x	x	
field drain tile sales and service				s			x			
fire station / public rescue	s	s	s	s	s	s	s	s	s	s
fireworks sales							t	t		
firing range; indoor / outdoor				s	s		s			s
floral sales				s		x	x			
game breeding / shoot preserve				s	s					s
garbage handling								x	x	
gasoline service stations						s	x	x	x	
golf course / clubhouse	s	s	s	s		s	s			s
grain elevator				s	s			x	x	
gravel pits				s	s			s	s	s
group home		s	s	s		s	s			
home institution / specialized care	s	s	s	s						
hospitals	s	s	s	s	s	s	s			
hotel / motel				s		s	x			
household appliance sales / repair						x	x			
insurance agency						x	x			
janitorial / cleaning services						x	x			
landfill				s				s	s	
landscaping business				s		s	x			
lawncare; chemicals						x	x	x		
lawncare; no chemicals			s			x	x	x		

Tazewell County Comprehensive Land Use Plan, 1996

PRINCIPAL USE CHART

PRINCIPAL USES	ZONING DISTRICTS									
	R-1	R-2	R-R	A-1	A-2	C-1	C-2	I-1	I-2	CON
accessory buildings prior to dwelling	s	s	s	s						
adaptive reuse of existing buildings	s	s	s	s	s					
adult uses						s	s			
advertising agency						x	x			
ag implement sales				s	s		x	x	x	
airport / landing fields				s		s	s	s	s	s
amphitheaters				s			s			s
anhydrous ammonia storage				s				x	x	
animal sales barn				s	s		s	x	x	
animal shelter				s	s	s	s			
antique sales				s		x	x			
apiculture				x	x					x
apparel sales						x	x			
archery range				s	s		s			s
art gallery / museum						x	x			
athletic field	s	s	s	s	s					s
auction house				s			x			
automobile:										
body repair						s	x	x	x	
engine repair						s	x	x	x	
bait shop				s		s	x			s
bakery shop						x	x			
banks						x	x			
barber / beauty shop						x	x			
bicycle sales / repair				s		x	x			
borrow pits				s	s			s	s	s
bowling alley						s	x			
cable television facility	s	s	s	s	s	s	s	s	s	s
campground				s	s					s
car wash						s	x	x	x	
carpentry business				s		s	x	x	x	
catering						x	x			
cemetery	s	s	s	s	s	s	s	s	s	s
christmas tree sales	t	t	t	t	t	t	t	t	t	t
churches / other	s	s	s	s	s	s	s			
clinics; dental etc...						x	x			
clinics; veterinary etc...				s		x	x			
clubs / private	s	s	s	s	s	x	x			s
concrete ornamental sales				s		s	s			

Tazewell County Comprehensive Land Use Plan, 1996

PRINCIPAL USE CHART

PRINCIPAL USES	ZONING DISTRICTS									
	R-1	R-2	R-R	A-1	A-2	C-1	C-2	I-1	I-2	CON
library; public	s	s	s	s		x	x			
long term care facility	s	s	s							
lumber company				s			x	x	x	
manufactured / modular homes	x	x	x	s	s	s				s
marina / supplies				s			x			s
mini storage				s		s	x	x	x	
mobile home park		s		s						
mobile home sales						s	x			
mobile homes		s	s	s	s					s
nursery; commercial plants				s	s	s	x			
outdoor car sales lot						s	x			
pet cemetery				s			s	s	s	
photography studio						x	x			
police station	s	s	s	s	s	s	s	s	s	s
print shop						x	x			
public stable			s	s	s					
public utility; yards, garages						s	x	x	x	
recycling								s	s	
rendering plant									s	
repair services; agriculture related				s	s		x	x	x	
restaurant				s		s	x			
retirement community	s	s	s	s						
roadside sales; grown off premise			t	t	t	t	t			
roadside sales; grown on premise			s	s	s					s
salvage yard								s	s	
schools; private and public	s	s	s	s	s	s	s			
second hand store						x	x			
septic installation				s			x	x	x	
sewage treatment plants	s	s	s	s	s	s	s	s	s	
shopping center						s	x			
spray painting / sand blasting								x	x	
stockyard				s				x	x	
swimming pool; public	s	s	s	s		s				
taverns / nightclubs				s		s	x			
tent services, festivals	t	t	t	t	t	t	t	t	t	t
theaters; drive in				s			x			
towers / cellular phone, other	s	s	s	s	s	s	s	s	s	s
township / county buildings				s	s	x	x	x	x	s
trucking firm							x	x	x	

Tazewell County Comprehensive Land Use Plan, 1996

PRINCIPAL USE CHART

PRINCIPAL USES	ZONING DISTRICTS									
	R-1	R-2	R-R	A-1	A-2	C-1	C-2	I-1	I-2	CON
warehouse								x	x	
well drilling business				s			x	x	x	
zoos / wildlife habitat				s			s			s

Districts:

R-1: Low Density Single Family Residential

R-2: Medium Density Single Family and Multiple Family Residential

R-R: Low Density Rural Residential

A-1: Agriculture

A-2: Agriculture Preservation

C-1: Neighborhood Commercial

C-2: General Commercial / Business

I-1: Light Industrial

I-2: Heavy Industrial

CON: Conservation

Key of Symbols:

x: Permitted By Right

s: Requires Special Use

t: Temporary Use

This chart is intended to provide basic guidelines for principal uses and the zones in which they are permitted. It does not address all possible uses and should be ammended periodically to reflect current conditions.

FACTORS TO CONSIDER WHEN ANALYZING PROPOSED LAND USE CHANGES

Analysis of proposed land use changes by the Zoning Board of Appeals, Land Use Committee, and County Board should include, but not be limited to, the following questions for consideration.

Does the land use change fulfill a significant need in the area?

Will the land use change be beneficial to the health, safety, morals, and general welfare of the residents of the immediate area and the general population of Tazewell County?

Will the land use change be incompatible with adjacent land uses or detrimental to adjacent properties?

Are there negative environmental impacts associated with the proposed land use change?

Will the land use change adversely influence adjacent property values?

Will the land use change contribute to unsafe traffic patterns or undue congestion?

Will the land use change conflict with planned public improvements?

Will the land use change adversely affect a valuable natural resource of Tazewell County?

Is the land use change consistent with municipal plans (if applicable)?

Is the land use change consistent with the County's Land Use Plan?

Is the land use change located where needed services have been or can be provided?

Is the subject property physically suitable for the purpose of the land use change?

Will the land use change create an isolation of the specific land use (spot zoning)?

Is the subject property considered prime farmland as determined by the Tazewell County Soil and Water Conservation District?

Will the land use change have an adverse affect on any existing agricultural operations?

Tazewell County Comprehensive Land Use Plan, 1996

PROPOSED ZONING DISTRICTS AND REQUIREMENTS

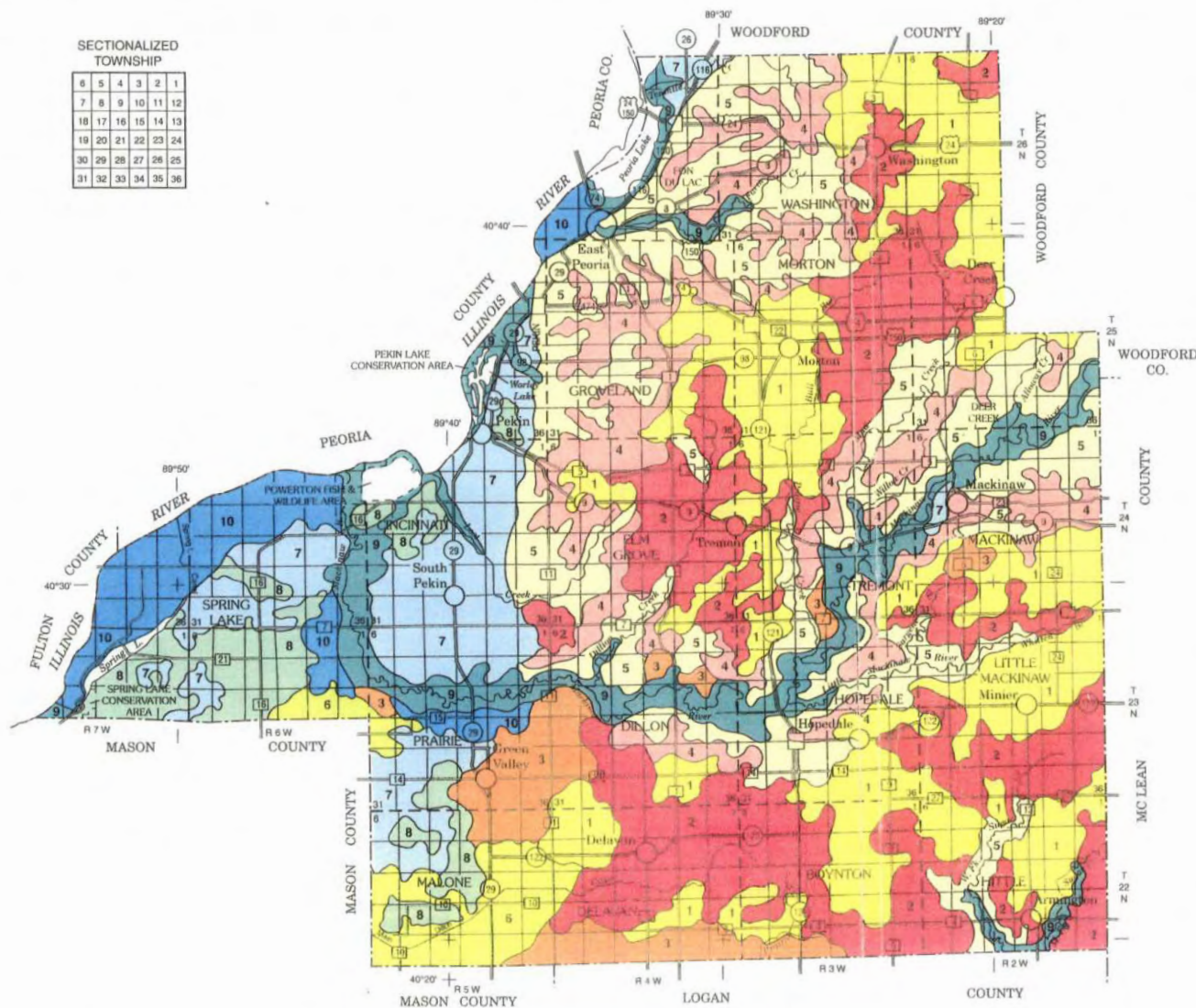
ZONING DISTRICT DESIGNATION	LOT / PARCEL AREA AND FRONTAGE		YARD REQUIREMENTS					HEIGHT LIMITS			
	Minimum Area *	Minimum Width Frontage	PRINCIPAL STRUCTURE		ACCESSORY STRUCTURE			Principal Uses		Accessory Uses	
Districts			Minimum Rear Yard	Minimum Side Yard	Maximum Land Coverage Of Building or	Minimum Rear Yard	Minimum Side Yard	Feet	Stories	Feet	Stories
A-1- Agriculture Preservation	40	330	50	30	N/A	25	15	35	2.5	20	1
A-2- Agriculture	20	330	50	30	N/A	25	15	35	2.5	20	1
R-1- Single Family Residential	1/4	75	20	10	30	5	5	35	2.5	15	1
R-2- Multiple Family Residential	1/4	75	20	10	30	5	5	35	2.5	15	1
R-R- Rural Residential	2	165	30	15	20	5	5	35	2.5	15	1
C-1- Neighborhood Commercial	1/2	100	20	10	35	10	10	35	2.5	15	1
C-2- General Commercial	1	100	20	10	35	10	10	35	2	15	1
I-1- Light Industrial	1	100	20	10	40	15	15	40	2	20	1
I-2- Heavy Industrial	1	100	20	10	40	15	15	40	2	20	1
Con- Conservation	20	165	50	30	30	25	15	35	2.5	15	1

*Minimum lot size requirements may vary in each district depending upon the availability of public water and sewer and the soil types



SECTIONALIZED
TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



SOIL LEGEND*

- 1 Ipava-Sable association
- 2 Tama-Ipava-Sable association
- 3 Plano-Elburn-Sable association

NEARLY LEVEL TO VERY STEEP SOILS THAT ARE MODERATELY PERMEABLE OR MODERATELY SLOWLY PERMEABLE; ON UPLAND

- 4 Rozetta-Stronghurst association
- 5 Birkbeck-Miami-Hennepin association

NEARLY LEVEL SOILS THAT ARE MODERATELY SLOWLY PERMEABLE OR MODERATELY PERMEABLE; ON TERRACES

- 6 Selma-Harpster-Orio association

NEARLY LEVEL TO VERY STEEP SOILS THAT ARE MODERATELY PERMEABLE TO RAPIDLY PERMEABLE; ON TERRACES

- 7 Onarga-Jasper-Dakota association
- 8 Plainfield-Onarga-Sparta association

NEARLY LEVEL SOILS THAT ARE SLOWLY PERMEABLE TO RAPIDLY PERMEABLE; ON FLOOD PLAINS

- 9 Ross-Landes-Lawson association
- 10 Titus-Ambraw-Beaucoup association

* The units on this legend are described in the text under the heading "General Soil Map Units."

Compiled 1995

UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
ILLINOIS AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP

TAZEWELL COUNTY, ILLINOIS

Scale 1 : 253,440

