

2014

City of Chillicothe Comprehensive Plan Update



Prepared By:

Tri-County Regional Planning Commission

Adopted by City Council:

December 8, 2014

**CITY OF CHILLICOTHE
ORDINANCE NO. 14-12-19**

An Ordinance Approving the City of Chillicothe Comprehensive Plan Update 2014

**ADOPTED BY THE
MAYOR AND THE CITY COUNCIL OF THE
CITY OF CHILLICOTHE
THIS 8th DAY OF DECEMBER, 2014**

**Published in pamphlet form by
Authority of the Mayor and City
Council of the City of Chillicothe,
Counties of Peoria, Illinois, this 8th
day of December, 2014.**

ORDINANCE NO. 14-12-19

An Ordinance Approving the Comprehensive Plan Update of 2014

WHEREAS, the City of Chillicothe ("City") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, the City prepared a new comprehensive plan update to guide development strategies and policies for the next 15 years in accord with Section 11-12-6 of the Illinois Municipal Code (65 ILCS 5/11-12-6); and

WHEREAS, the Comprehensive Plan dated December 8, 2014 which is attached hereto as Exhibit A, and which shall be known as The City of Chillicothe Comprehensive Plan Update 2014; and

WHEREAS, the public had multiple opportunities to participate in the development of the plan through public meetings, a community survey and open house event; and

WHEREAS, the City Council held a public hearing on the Comprehensive Plan on November 24, 2014 and notice was duly given as provided by law; and

WHEREAS, the Plan Commission recommends adoption of the Comprehensive Plan pursuant to Chapter 2, Article V, Division 5, Section 2-284 of the Chillicothe, Illinois Municipal Code;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL of the City of Chillicothe, Illinois:

SECTION ONE: The above recitals are incorporated in this ordinance as if fully set forth.

SECTION TWO: The actions of the staff of the City in scheduling the public hearing for the Comprehensive Plan are hereby ratified as having been scheduled by

the corporate authorities of the City in accord with Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7).

SECTION THREE: The City of Chillicothe Comprehensive Plan Update 2014, attached hereto as Exhibit A, is hereby approved.

SECTION FOUR: The City Clerk is directed to publish this ordinance in pamphlet form.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHILLICOTHE, COUNTY OF PEORIA, ILLINOIS, on this 8th day of DECEMBER, 2014.

MAYOR AND CITY COUNCIL MEMBERS:

Council Member	Ayes	Nays	Absent	Abstain
Dennis C. Gould	x			
Ron Beaumont	x			
James Thornton	x			
Danny Colwell	x			
Patricia Westerman-Connor	x			
Mike Hughes	x			
Melvin D. Witte			x	
Gary Sharp	x			



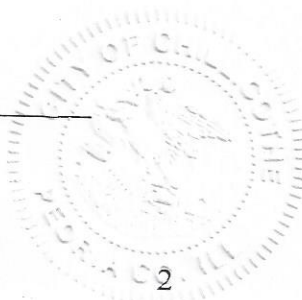
DOUGLAS P. CREW

Mayor

ATTEST:


MARGARET HURD

City Clerk



CERTIFICATE OF PUBLICATION

State of Illinois

County of Peoria

ss.

I, the undersigned, do hereby certify that I am the publisher of

Chillicothe Times-Bulletin

a public and secular newspaper of general circulation, published weekly in the city of Chillicothe, Peoria County, Illinois, and that the same has been regularly published for at least one year prior to the date of the first publication of the notice hereinafter mentioned, and is qualified as a newspaper as defined in Act - Chapter 100, Sections 1 and 5, Illinois Revised Statutes.

I further certify that a notice, or advertisement, of which the annexed is a true printed copy, has been regularly published in said newspaper, 1 successive times, once in each week for 1 successive weeks, the first publication thereof having been made in the issue of the Chillicothe Times-Bulletin on this 5th day of Nov A.D. 20 14 and the last publication thereof having been made in the issue of said newspaper published on the day of A.D. 20 .
Fee \$ 32.40

IN WITNESS WHEREOF, I have hereunto set my hand at Chillicothe, in said County and State, this 5th day of Nov A.D. 20 14.

[Signature]
Associate Publisher.

Chillicothe Times-Bulletin

(Legal No.) # 13804

Received Payment

By _____

City of Chillicothe Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City Council of the City of Chillicothe will hold a Public Hearing, in accordance with Illinois Statute - 65 ILCS 5/11-12-7, on November 24, 2014 at 6:30 p.m., at the Chillicothe City Hall, 908 N. Second Street, Chillicothe, IL 61523 to solicit comments on the Draft Comprehensive Plan Update. The plan proposes goals and action items for community improvement and proposes a future land use map for the city. Copies of the plan are available for public review at the City Hall and by accessing <http://www.tricountyrpc.org/land-use-documents>. Additional questions may be asked by contacting David Smerud of Tri-County Regional Planning Commission at 309-673-9330 or dsmerud@tricountyrpc.org.

Dated: October 29, 2014

Douglas P. Crew
Mayor

#13804

ACKNOWLEDGMENTS

The participants would like to thank the City Council and all the volunteers who provided input and time, as well as DCEO for the financial means to make this Plan Update a reality. A special thanks to the citizens of Chillicothe who participated in the process to develop this **2014 Plan Update**.

CHILLICOTHE CITY COUNCIL

- Mayor Doug Crew
- Dennis Gould
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- James Thornton
- Danny Colwell
- Patricia Westerman-Connor
- Mike Hughes
- Melvin Witte
- Gary Sharp

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION	1
SECTION 1: WHAT IS A COMPREHENSIVE PLAN	1
SECTION 2: HOW THE COMPREHENSIVE PLAN IS TO BE USED	1
SECTION 3: PLAN ORGANIZATION	2
Planning Principles	2
Planning Elements	3
Plan Layout	4
CHAPTER 2: PLANNING ELEMENTS	8
SECTION 1: COMMUNITY OVERVIEW	8
Location	8
History	8
Previous Planning Efforts	9
Population	11
SECTION 2: PUBLIC PARTICIPATION	15
The Planning Process	15
SECTION 3: AGRICULTURAL & NATURAL RESOURCES	18
Existing Conditions	18
Key Issues & Opportunities	22
Agricultural & Natural Resources Goals, Objectives, Action Strategies	23
SECTION 4: HAZARDS	24
Existing Conditions	24
Key Issues & Opportunities	25
Hazards Goals, Objectives, Action Strategies	26
SECTION 5: COMMUNITY CHARACTER	28
Existing Conditions	28
Key Issues & Opportunities	28
Community Character Goals, Objectives, Action Strategies	30
SECTION 6: COMMUNITY FACILITIES	30
Existing Conditions	30
Key Issues & Opportunities	37
Community Facilities Goals, Objectives, Action Strategies	38
SECTION 7: PUBLIC INFRASTRUCTURE & UTILITIES	38
Existing Conditions	39
Key Issues & Opportunities	43
Public Infrastructure & Utilities Goals, Objectives, Action Strategies	43
SECTION 8: HOUSING	45
Existing Conditions	45
Key Issues & Opportunities	47
Housing Goals, Objectives, Action Strategies	49

SECTION 9: ECONOMIC DEVELOPMENT	50
Existing Conditions	50
Key Issues & Opportunities	53
Economic Development Goals, Objectives, Action Strategies	55
SECTION 10: TRANSPORTATION	56
Existing Conditions	56
Key Issues & Opportunities	60
Transportation Goals, Objectives, Action Strategies	61
SECTION 11: LAND USE	63
Existing Conditions	64
Key Issues & Opportunities	66
Land Use Goals, Objectives, Action Strategies	70
CHAPTER 3: PLAN IMPLEMENTATION	73
SECTION 1: ACTION PLAN	73
Implementation Priorities	73
Financing	75
Education, Continued Participation, Leadership	75
SECTION 2: KEEP PLAN CURRENT & HOW IT RELATES TO ONGOING DECISION MAKING	75
Amendment Process	76
PLAN FIGURES	
Figure 1: Population Change from 1960 - 2013	11
Figure 2: Population Projections to 2040	14
Figure 3: Unemployment Rate Trends from Illinois Development of Employment Security	52
PLAN TABLES	
Table 1.1: Population Trends of Peoria County Municipalities	12
Table 1.2: Age Cohorts for the City of Chillicothe	12
Table 1.3: Race & Sex of Chillicothe Residents	13
Table 1.4: Persons Under the Age of 18 & Over the Age of 64	13
Table 2.1: Task Force Meetings	16
Table 2.2: Chillicothe Plan Commission Meetings	16
Table 6.1: IVC School District #321 Enrollment by Building	32
Table 8.1: Years Lived in Chillicothe	46
Table 8.2: Monthly Housing Costs	46
Table 8.3: Owner-Occupied Units in Chillicothe.....	46
Table 8.4: Year Housing Structure Built in Chillicothe	47
Table 9.1: Economic Base of Chillicothe & Peoria County.....	51
Table 9.2: Occupation Classification of Persons Employed	51
Table 9.3: Per Capita & Median Household Income for Peoria County Communities	52
Table 9.4: Employment Status of Chillicothe and Peoria County.....	53
Table 9.5: Educational Attainment of Chillicothe and Peoria County	53
Table 9.6: Major Employers in Chillicothe	54
Table 11.1: Existing Land Use Summary Information	64
Table 11.2: Future Land Use Summary Information	66

PLAN MAPS

Map 1 – Location Map	10
Map 2 – Topographic Map	20
Map 3 – Soils Map	21
Map 4 – Floodplain Map	27
Map 5 – Public Service Facilities Map	34
Map 6 – Cultural and Recreational Facilities Map	35
Map 7 – Educational Facilities Map	36
Map 8 – Water System Map	41
Map 9 – Sewer System Infrastructure Map	42
Map 10 – Federal Functional Classification Map	59
Map 11 – Chillicothe Existing Land Use Map	65
Map 12 – Chillicothe Future Land Use Map.....	68

EXECUTIVE SUMMARY

THE BEGINNING

In the winter of 2013, the City of Chillicothe embarked on a journey to update their 2003 Comprehensive Land Use Plan with a newer, more concise, user friendly and visionary plan (**2014 Plan Update**) that the Council, Plan Commission, Zoning Board of Appeals, and City Staff can use to help the community make educated land use decisions.

After consulting with the Tri-County Regional Plan Commission (TCRPC) about planning services, the City selected TCRPC to complete the task. TCRPC utilized available Census 2010 data and recent planning and construction activities, as well as results from a community-wide survey; held numerous task force committee meetings to develop a clear vision, goals, objectives, and action strategies to guide the community into the type of community everyone knows and believes Chillicothe can be in 15 to 20 years in the future.

CHILLICOTHE'S VISION: CHILLICOTHE IS A FRIENDLY AND SAFE COMMUNITY THAT VALUES ITS PEOPLE, BUSINESSES AND VISITORS. THE COMMUNITY BOASTS A VIBRANT AND HISTORIC DOWNTOWN, BEAUTIFUL SCENERY, A STRONG LOCAL ECONOMY, MODERN INFRASTRUCTURE WITH CAPACITY FOR GROWTH, COMMUNITY-UNITING EVENTS, AN EXCELLENT SCHOOL SYSTEM AND SMALL-TOWN CHARM. THE FUTURE ECONOMIC AND COMMUNITY HEALTH OF CHILLICOTHE IS DIRECTLY LINKED TO THE PRESERVATION AND ENHANCEMENT OF THESE ASSETS THROUGH COMPREHENSIVE, COORDINATED PLANNING—ALONG WITH THE COOPERATIVE IMPLEMENTATION OF ECONOMIC DEVELOPMENT INITIATIVES—WHICH WILL ENSURE A CONTINUED HIGH QUALITY OF LIFE.

GUIDING PRINCIPLES

The **2014 Plan Update** was guided by established Smart Growth and Sustainable Principles. These ten principles are as follow and discussed in great detail in Chapter 1.

1. Collaboration
2. Efficiency, Transparency, and Consistency
3. Clean, Renewable, and Efficient Energy
4. Occupational Diversity
5. Revitalization
6. Housing Diversity
7. Community Character
8. Natural Resources and Agricultural Protection
9. Sustainable Design
10. Transportation Diversity

COMMUNITY GOALS

This Plan is truly comprehensive and sets out 9 goals, more than 50 objectives, and nearly 100 action strategies to be achieved. While all are important to mention again, below are just the community goals.

Agricultural & Natural Resources

- Strive to protect, preserve, and/or restore environmentally sensitive or natural features in the community, whenever possible.

Hazards

- Make every effort possible within its financial means and personnel capacity to protect its resident's lives and property from natural hazards and to prevent man-made hazards from causing similar harm.

Community Character

- Maintain and improve, whenever possible, the quality of life or sense of place that the residents of the community value and enjoy.

Community Facilities

- Continue to work to provide quality public services and offer efficient community facilities to Chillicothe's residents.

Public Infrastructure & Utilities

- To provide for and equitably fund high quality public infrastructure to meet the needs of all businesses, residents and visitors to the City of Chillicothe.

Housing

- To provide quality residential neighborhoods with different types of housing stock to satisfy the needs of varying groups of residents.

Economic Development

- Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.

Transportation

- Plan and develop a safe, efficient transportation system that allows for timely flow of vehicular traffic and offers a variety of mode choices in the community.

Land Use

- Maintain a sustainable and compatible mix of land uses in the City of Chillicothe through coordinated, informed and deliberate growth management.

IMPLEMENTATION PRIORITIES

This Plan sets out nearly 100 action strategies for Chillicothe to implement. Since this can be an overwhelming number for some and may discourage the City in accomplishing any of them, implementation priorities were identified based on their recurring presence at task force meetings and in the community survey. Chapter 3 outlines the entity responsible and the timeframe for initiating the key action strategies. The priority action strategies include:

- **Examining the City's Zoning Ordinance and Subdivision Regulations**
- **Developing Best Management Practices (BMPs) and Standards for Storm Water Drainage**
- **Implementing a Sidewalk Inspection and Repair Program**
- **Continuing Efforts to Reconstruct the Route 29 Viaduct**
- **Creating a Housing Task Force**
- **Develop a Recycling Program**
- **Creating a Multi-Modal Transportation (Complete Streets) Network**
- **Update and Enforce Property Maintenance Code**
- **Focus Economic Development Efforts on both Business Retention and Attraction**

CHAPTER 1: INTRODUCTION

SECTION 1 – WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan can be described as a blueprint for community improvement. It is a document created by a local unit of government that essentially answers the question, "How can our community become an even better place to live, work, and visit?" Local units of government such as the City of Chillicothe must serve many functions and address many different issues to become vibrant, attractive places and help residents attain a high quality of life. Planning is necessary to achieve these outcomes. Thus, a comprehensive plan is a document created by a local government that addresses a variety of community topics and concerns and puts forth recommendations for community improvement. This particular plan addresses the future of Chillicothe for the next twenty years.

SECTION 2 – HOW THE COMPREHENSIVE PLAN IS TO BE USED

Comprehensive land use planning is a conscious act of a community to plan for its physical development. In addition, planning requires that the existing circumstances of a community be defined and evaluated, including existing land use patterns, population characteristics, community and area plans, public service availability, and public sentiment. In the City of Chillicothe, Illinois, the Comprehensive Plan Update is the written result of these efforts. The Plan is designed to be a general guide for physical development of the community.

The Comprehensive Land Use Plan, which may also be referred to as a General Plan, Master Plan, or Comprehensive Plan, represents the principal document that organizes concepts and states goals and objectives relating to the future physical development of the city. Predictable and desirable development in the City depends upon the establishment of a vision for the future that perceives the interrelationships of governmental services, private development needs, public finances, free market dynamics, population characteristics, environmental health, and the desires of the majority of the citizenry. The Comprehensive Land Use Plan strives to integrate and balance those various forces so as to promote the most beneficial physical development and community welfare possible in the next 10 to 20 years.

The most beneficial future portrait of the city requires that the Comprehensive Plan incorporates the vital input of two major civic forces: (1) governmental agencies which administer critical phases of building development, such as infrastructure provision and important public resources such as parks and schools; and (2) private sector investment and enterprise which provide the capital and energy necessary to construct homes, businesses, services, and industry. The Comprehensive Plan seeks to incorporate the best visions and ideals of the citizens along with realistic needs and aspirations of private development in order to capitalize upon the city's ongoing productivity and potential.

Furthermore, the Plan promotes managed growth that is cost-effective and logical. The City hopes to prevent leapfrog development or urban sprawl, as well as minimize conflict between incompatible uses that locate next to each other. In addition, the Plan establishes a circular process of implementation, review, and amendment for itself.

SECTION 3 – PLAN ORGANIZATION

This Plan, **2014 Plan Update**, is an updated comprehensive plan for the City of Chillicothe. It is derived from the previous 2003 Comprehensive Plan, as part of the continuing process involved in evaluating and modifying the Plan to keep it as a current and effective means of guiding the future growth and development of the city. This Update was under the direction of the Chillicothe Comprehensive Plan Task Force.

The Task Force directed the project with assistance from the Tri-County Regional Plan Commission (TCRPC). The Task Force provided input and guidance to TCRPC planners to ensure the direction of the update was consistent with city citizens and current development trends.

The **2014 Plan Update** was funded by a disaster recovery grant from a special allocation of federal community development block grant (CDBG) funding to assist areas that were impacted in 2008 by Hurricane IKE and its remnants, which caused flash flooding in areas of Chillicothe without adequate stormwater drainage. This funding, known as the "Hurricane IKE" grant, was received by Peoria County on behalf of Woodford County and the City of Peoria, and Tri-County Regional Plan Commission (TCRPC) administered the grant for Peoria County. TCRPC facilitated this comprehensive planning process for Chillicothe. This planning process represents the next step in the City of Chillicothe's legacy of using planning to make the community an even better place to live, work, and visit.

Planning Principles

These principles should be considered and may be applied when local governments and state agencies deliberate all appropriate planning, zoning, development, and resource management decisions. Application of these principles is intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard quality of life. The principles also address the need for fair and equitable decision-making processes. The application of these principles does not expand nor reduce the authority of state and local governments and other public entities to exercise eminent domain.

These principles include:

1. **Collaboration** – *Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.*
2. **Efficiency, Transparency, and Consistency** – *Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.*
3. **Clean, Renewable, and Efficient Energy** – *Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.*
4. **Occupational Diversity** – *Planning, zoning, development, and resource management should promote increased diversity of employment and businesses opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.*

5. **Revitalization** – *Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.*
6. **Housing Diversity** – *Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.*
7. **Community Character** – *Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.*
8. **Natural Resource and Agricultural Protection** – *Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.*
9. **Sustainable Design** – *Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.*
10. **Transportation Diversity** – *Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.*

Planning Elements

The elements that the Task Force decided to be included in this comprehensive plan are as follows:

- A. **Land Use** – This is a core planning element: *Objectives, action strategies, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality’s characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.*
- B. **Housing** - This is a core planning element: *Objectives, action strategies, and programs to further the vitality and character of established residential neighborhoods, ensure new residential development is compatible with the existing housing stock, and that an adequate housing supply meets both the existing and forecasted housing demand. The comprehensive plan or land*

development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific action strategies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

- C. Public Infrastructure and Utilities** - This is a core planning element: *Objectives, action strategies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.*
- D. Transportation** - This is a core planning element: *Objectives, action strategies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.*
- E. Economic Development** - This is a core planning element: *Objectives, action strategies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.*
- F. Agricultural and Natural Resources** - This is a core planning element: *Objectives, action strategies, and programs addressing preservation and protection of agricultural and natural resources.*
- G. Community Facilities** - This is a core planning element: *Objectives, action strategies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.*
- H. Community Character** - This is a core planning element: *Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.*
- I. Hazards** - This is a core planning element: *Objectives, action strategies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.*
- J. Implementation** – This is an action element: *A compilation of programs and specific Action Strategies necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps or subdivision ordinances.*

Plan Layout

2014 Plan Update is divided into three chapters for the ease of citizens, development interests, local and regional agencies, and decision-makers who will be its primary users. These three chapters include: **Introduction, Planning Elements, and Plan Implementation.**

Chapter 1: Introduction

This first chapter discusses what the background of comprehensive planning and the components of a plan.

Chapter 2: Planning Elements

Chapter 2 is comprised of the ten planning elements. The reader who understands these sections will understand Chillicothe's implementation plan (outlined in Chapter 3) and the extensive citizen, task force, commission, and staff effort that created it. Each element or section contains the goals, objectives, and action strategies developed by citizen, Task Force, local Commissions, and the Plan Commission, recommended by the Plan Commission, and adopted by Chillicothe's City Council. Each group of goals, objectives, and action strategies is preceded by a summary of existing conditions and issues and opportunities.

The sections of Chapter 2 are:

- Section 1: Community Overview (location, history, population)
- Section 2: Public Participation
- Section 3: Agricultural & Natural Resources
- Section 4: Hazards
- Section 5: Community Character
- Section 6: Community Facilities
- Section 7: Public Infrastructure & Utilities
- Section 8: Housing
- Section 9: Economic Development
- Section 10: Transportation
- Section 11: Land Use

Each section provides the information needed to understand how the **2014 Plan Update** is intended to guide growth and development in Chillicothe, but the sections, as well as all chapters, work in connection with one another. For instance, to understand the local economy, the reader needs to know about the community history and population trends. The income levels, age and other community characteristics help determine land use needs, the location and type of housing that the market needs to provide, and so on.

As mentioned earlier, this chapter contains plan elements or sections that provide details supporting the Action Plan recommendations. Each element is generally organized as follows:

- **Introduction** – provides a brief overview of the specific context of the section.
- **Existing Conditions** – examines the current conditions specific to element in discussion.
- **Issues and Opportunities** – provides a summary of the identified issues and opportunities that would impact future development of the city.
- **Goals, Objectives, and Action strategies** – provides formulated strategies for resolving the major issues of the city.

Chapter 3: Plan Implementation

Also known to some as the Action Plan (Implementation – planning element), this chapter should be viewed as the user's manual to work through implementing the identified goals, objections, and action strategies in Chapter 2. This chapter also discusses the adoption and amendment processes, how to

evaluate and effectively participate in continued – and in some cases – improved collaboration events with local, county, and regional agencies and organizations.

The Action Plan sets an agenda for future work to be done. To many persons involved in **2014 Plan Update**, it has become clear that the planning process is one of discovery and working together. While we know more about the community, the values and desires of the people who live here, much remains to be done over time by citizens, city officials, city staff, city commissions, and community organizations to work through this city’s more difficult land use, economic, cultural, housing, and governance issues.

The Action Plan builds on Chillicothe’s history of successful planning and development initiatives. Experience gained from previous planning documents and ongoing efforts (financial and time) provided the groundwork to refine the goals, objectives, and action strategies found in the **2014 Plan Update**.

These main assumptions were used in developing the Action Plan:

- The plan must be concise, user-friendly, and visionary.
- The plan must be reasonably internally consistent, well integrated, financially feasible and generally capable of implementation.
- The plan must be developed on strong public insight.

Goal Setting

The goals, objectives, and action strategies are the heart of each section, as well as the entire comprehensive plan. Much time and considerable effort by numerous people have been invested in developing goals, objectives, and action strategies, as documented in Chapter 2 and in the Action Plan in Chapter 3. The **2014 Plan Update** takes into account past planning efforts, goals, action strategies, and objectives, input received from the community-wide survey, comments received during the community Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis initiated as part of the Task Force meetings, other input received from task force meetings, and the guidance of the city’s Plan Commission, department heads, and city staff.

All goals, objectives, and action strategies take into consideration the guiding planning principles, community and Task Force input and Chillicothe’s overall vision.

CHILLICOTHE’S VISION: CHILLICOTHE IS A FRIENDLY AND SAFE COMMUNITY THAT VALUES ITS PEOPLE, BUSINESSES AND VISITORS. THE COMMUNITY BOASTS A VIBRANT AND HISTORIC DOWNTOWN, BEAUTIFUL SCENERY, A STRONG LOCAL ECONOMY, MODERN INFRASTRUCTURE WITH CAPACITY FOR GROWTH, COMMUNITY-UNITING EVENTS, AN EXCELLENT SCHOOL SYSTEM AND SMALL-TOWN CHARM. THE FUTURE ECONOMIC AND COMMUNITY HEALTH OF CHILLICOTHE IS DIRECTLY LINKED TO THE PRESERVATION AND ENHANCEMENT OF THESE ASSETS THROUGH COMPREHENSIVE, COORDINATED PLANNING—ALONG WITH THE COOPERATIVE IMPLEMENTATION OF ECONOMIC DEVELOPMENT INITIATIVES—WHICH WILL ENSURE A CONTINUED HIGH QUALITY OF LIFE.

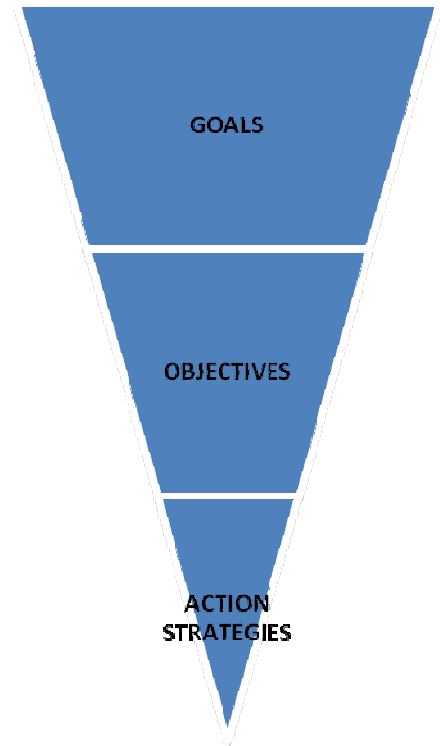
Components of Goal Setting

Goals are broad statements of a community’s desires. Goals tell us where we want to go. The language of a goal statement includes directives, such as “ensure”, “provide,” and “retain.” “Ensure” in this plan means the city will do whatever they can within their physical, legal, and financial means.

Objectives are more specific and measurable activity, a benchmark, to be reached in pursuit of the goal.

Action Strategies express a commitment to a course of action in one of three ways:

- The action strategies themselves, as they appear in an adopted comprehensive plan, provide clear guidance for decision making when a situation arises;
- They form the basis for revised development regulations (i.e., zoning ordinance, subdivision regulations, building codes, etc.);
- They provide the overall direction for implementation of a strategy or course of action.



CHAPTER 2: PLANNING ELEMENTS

SECTION 1 – COMMUNITY OVERVIEW

In this section, the city and county past population trends, population characteristics, and population projections are examined. The information generated from this section will be valuable to accomplish multi-generational planning - takes into consideration the needs of all age groups throughout all stages of planning - for years to come and to understand where Chillicothe came from.

Location

The City of Chillicothe is located in Peoria County in central Illinois. The Illinois River bounds the community on the east. In addition to being located on the Illinois River, the City of Chillicothe is located on Route 29, a 175 mile route that runs through Peoria, Pekin and Springfield. Map 1 illustrates the location of the city in relation to the county, region, and state.

History

The name *Chillicothe* comes from the name of a Shawnee Indian tribal division who lived in Ohio and the first Chillicothe was founded in Ohio during the early 19th century. Subsequent cities further west were established with this name. There are cities called Chillicothe in Iowa, Missouri and Texas.

The first nonindigenous settlers located in Chillicothe in the 1830's. River transportation provided the impetus for the community's growth. Flour milling was the initial industry, but the inns, and eventually shops and stores were the nucleus around which the community was formally established. Chillicothe, originally platted in 1834, reclines lazily along the Illinois River on ground just high enough to escape the river when it floods.

Chillicothe was formally incorporated in 1873, which instigated a period of prosperous growth. The last century was a very vibrant period in the Illinois River Valley. The river and the railroads readily transported agricultural products to market, and imported merchandise, shoppers and visitors to the business district. Along with Peoria, Chillicothe grew due to river traffic and quickly became a stop for barge and railroad traffic going to and from Chicago to St. Louis.

Railroads have been a major factor in the growth of Chillicothe. The Rock Island Railroad began operations in the 1840's with service to Chicago by the 1850's. By the late 1880's, Santa Fe service from Chicago to the West Coast was operating on a regular basis. The Railroad Bridge crossing the Illinois River at Chillicothe, built in 1931, has a 440 feet long span, fixed truss, and the longest in the entire Santa Fe System.

However the Santa Fe in its later years shut down its station and crew change point following the end of its passenger service and eventually the Amtrak station was left until the 1996 re-route of the Southwest Chief over the BNSF's Mendota Subdivision.

Chillicothe today still remains a key point on the Southern Transcon route between Chicago and Los Angeles with high frequency intermodal freight trains moving through daily.

Illinois Valley Central High School (IVC) serves Chillicothe and is the home to the Grey Ghosts. IVCHS has some notable awards thanks to the athletic and fine arts departments. The IVC Marching Grey Ghosts

have accumulated 14 state titles since 1990, most recently in 2013. The IVC baseball team won first place in state class 1A in 2006 and second place in 2008.

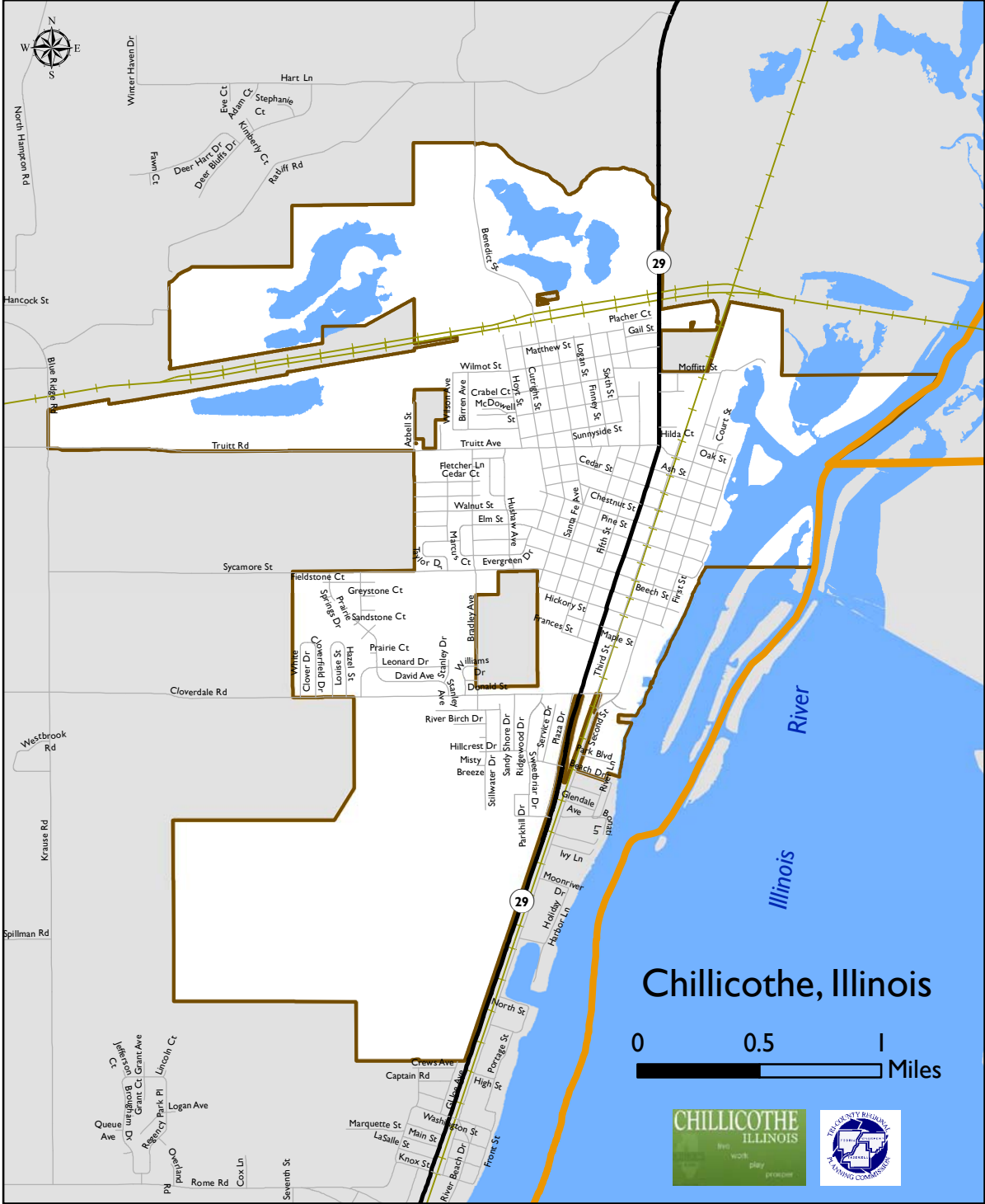
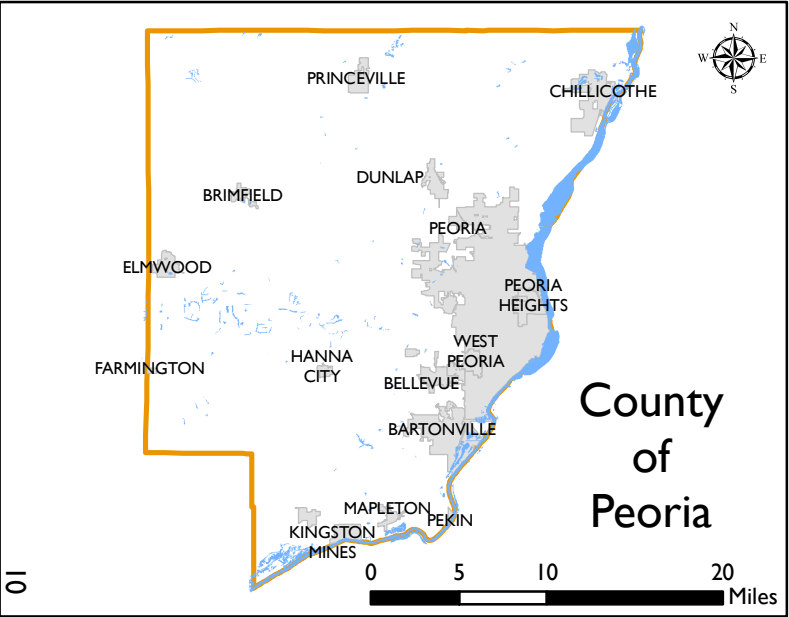
Previous Planning Efforts

The City does often engage in various planning efforts and has conducted numerous planning efforts – either project specific or on-going. The Chillicothe Comprehensive Plan, and its updates, is intended to be an umbrella plan for all of these documents. It should be understood that this Plan, **2014 Plan Update**, is not meant to substitute for the actual planning documents and any misrepresentation by this plan is unintentional. Specific questions regarding a particular plan or specific details of ideas, concepts, or implementation should be directed to that document. Some examples of previous plans are:

- *2002 Comprehensive Plan*
- *November 2013 City Council Strategic Planning*
- *2010 Hazard Mitigation Plan*
- *2008 Downtown & Riverfront Revitalization Plan*



Map I - Location Map



Population

The study of population within a comprehensive plan is important because it provides a statistical and historical profile of the community. Population demographics can also be used to make projections about the future of the community. This section of **2014 Plan Update** will provide a variety of information that describes demographic trends and projections compiled for the City of Chillicothe.

Past Trends

Population trends are influenced by a number of indicators, such as:

- Population Movement
- Employment (local and regional)
- Economic Factors and Activity
- Income
- Housing
- Quality of Life Issues

Throughout this **2014 Plan Update**, these factors will be discussed at length. For now, the population movement within and outside of Chillicothe will be discussed.

Figure 1 illustrates, by decade, an historical trend of the population for Chillicothe. Of note is the fact that the city has only made slight population gains over this time period, except for the time period between 1980 and 1990 – where there was a 3.5% decrease in population. Chillicothe saw a 98% jump in population between 1960 and 1970 – this was the highest jump to date. This increase was primarily due to Chillicothe’s annexation of North Chillicothe in the 1960s. But since that large increase, the City has only seen minimal increases since then. These minimal increases are similar to the overall county growth over the same time period, but some surrounding communities such as Dunlap, Germantown Hills and Washington have seen very large population increases over the years and continue to absorb much of the growth in the region.

Figure 1: Population Change from 1960 - 2013

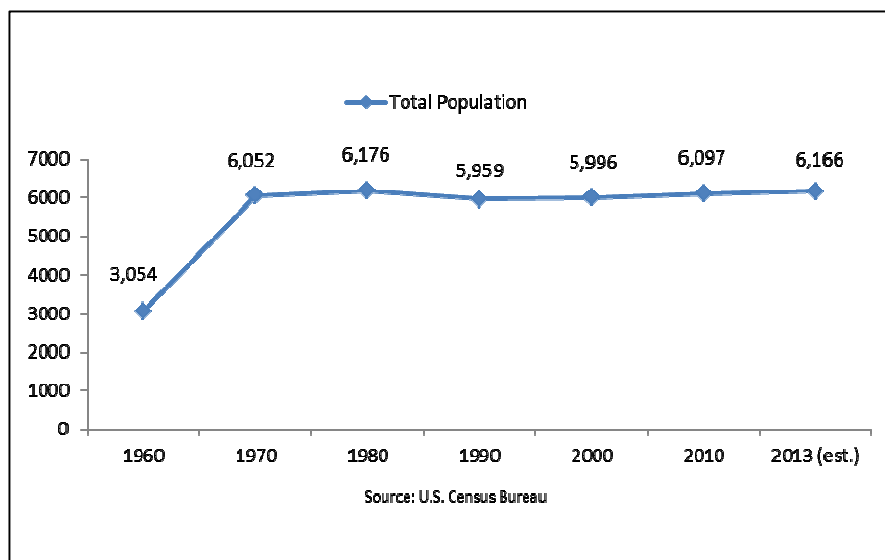


Table 1.1 shows the population figures for all of the incorporated communities in Peoria County, as well as for the total county and the State of Illinois. In general, Chillicothe saw the most growth between 1970 and 1980 (outside the annexation of N. Chillicothe) compared to the other communities.

TABLE 1.1: POPULATION TRENDS OF PEORIA COUNTY MUNICIPALITIES						
Community	1960	1970	1980	1990	2000	2010
Bartonville	7,253	7,194	6,137	5,643	6,310	6,471
Bellevue	1,561	1,189	2,045	1,491	1,887	1,978
Brimfield	656	729	890	797	933	868
Chillicothe	3,054	6,052	6,176	5,959	5,996	6,097
Dunlap	564	656	824	851	926	1,386
Elmwood	1,882	2,014	2,117	1,841	1,945	2,097
Glasford	1,012	1,066	1,201	1,115	1,076	1,022
Hanna City	1,056	1,282	1,361	1,205	1,013	1,225
Kingston Mines	375	380	340	293	259	302
Mapleton	309	281	255	216	227	270
Norwood	626	632	612	495	473	478
Peoria	103,162	126,963	124,160	113,504	112,936	115,007
Peoria Heights	7,064	7,943	7,453	6,930	6,533	6,087
Princeville	1,281	1,455	1,712	1,421	1,621	1,738
West Peoria	N/A	6,873	5,219	5,314	4,762	4,458
Peoria County	189,044	195,318	200,466	182,827	183,433	186,494
State of Illinois	10,081,158	11,113,976	11,426,518	11,430,602	12,419,293	12,830,632
Source: U.S. Census Bureau						

Characteristics

A community's population characteristics are the specific elements that make the community unique and diverse. This analysis examines the natural change, age, sex, and dependency ratio.

Age, Sex, Race

Table 1.2 provides a detailed age breakdown of the city's population, as was reported by the 2000 and 2010 Censuses. In general, this table shows which age cohorts grew and which declined between 2000 and 2010. First, it is important to note that only five cohorts grew between the years shown. Second, most of the changes, as reported in the Percent Change column, are over ten percent, which is significant.

TABLE 1.2: AGE COHORTS FOR THE CITY OF CHILICOTHE					
Age Cohort (in years)	2000		2010		% Change between 2000-2010
	#	% of Total	#	% of Total	
Less than 5	393	6.6	379	6.2	-3.6
5-9	416	6.9	402	6.6	-3.4
10-14	418	7.0	403	6.6	-3.6
15-19	393	6.6	445	7.3	13.2
20-24	347	5.8	303	5.0	-12.7
25-34	758	12.6	749	12.3	-1.2
35-44	875	14.6	765	12.5	-12.6
45-54	834	13.9	843	13.8	1.1
55-59	291	4.9	397	6.5	36.4
60-64	230	3.8	388	6.4	68.7
65-74	524	8.7	479	7.9	-8.6
75-84	364	6.1	376	6.2	3.3
85+	153	2.6	168	2.8	9.8
Total	5,996	100%	6,097	100%	1.7
Source: U.S. Census Bureau					

Table 1.3 cross-tabs race by sex for Chillicothe residents, as they were reported in the 2010 Census. Overall, Table 1.3 indicates that the city has had no significant changes in racial diversity from 2000 to 2010. This is not necessarily a negative; it simply indicates a measure of stability in the community over the past ten years. Also, while not recognized as a race category by the Census Bureau, persons of Hispanic origin numbered 251 persons in 2010 from 210 persons in 2000, a 19.5% increase.

TABLE 1.3: RACE & SEX OF CHILICOTHE RESIDENTS						
	Total Population	White or Caucasian	Black or African American	Am. Indian, Eskimo, Aleut	Asian or Pacific Islander	Other Race or 2+ Races
Male (2010)	2,913					
Female (2010)	3,184					
Total (2010)	6,097	5,908 (96.9%)	15 (0.2%)	13 (0.2%)	22 (0.3%)	139 (2.2%)
Male (2000)	2,833					
Female (2000)	3,163					
Total (2000)	5,996	5,840 (97.4%)	13 (0.2%)	10 (0.2%)	12 (0.2%)	121 (2.0%)

Source: U.S. Census Bureau

Dependency Ratio

One way of expressing the general age composition of the local population is through the use of a 'dependency ratio.' A high dependency ratio for a community results in significant planning directed to address the dependents' needs.

Table 1.4 analyzes the number and percent of persons under the age of 18 and over the age of 64 for Chillicothe and Peoria County. Interestingly, the actual number of persons under 18 in Chillicothe increased from 2000, while the corresponding percent of the total population actually decreased from 2000 and 2010 for the persons under 18. The margins by which they changed were small, however. Median age in 2010 for Chillicothe was 40.0, an increase from 38.4 in 2000.

TABLE 1.4: PERSONS UNDER THE AGE OF 18 AND OVER THE AGE OF 64								
Community	2000				2010			
	#<18	%	#>64	%	#<18	%	#>64	%
Chillicothe	1,479	24.7	1,041	17.4	1,487	24.4	1,023	16.8
Peoria County	46,109	25.1	25,981	14.2	44,893	24.1	25,693	13.9

Source: U.S. Census Bureau

Population Estimates & Projections

Population projections are generally based on the assumption that past trends will continue in the future. As a result, future population will change according to a mathematical formula that best describes past population changes – what happened in the past will happen in the future, barring any outside influence from changes in the economy, culture and/or society – factors that cannot be reliably predicted.

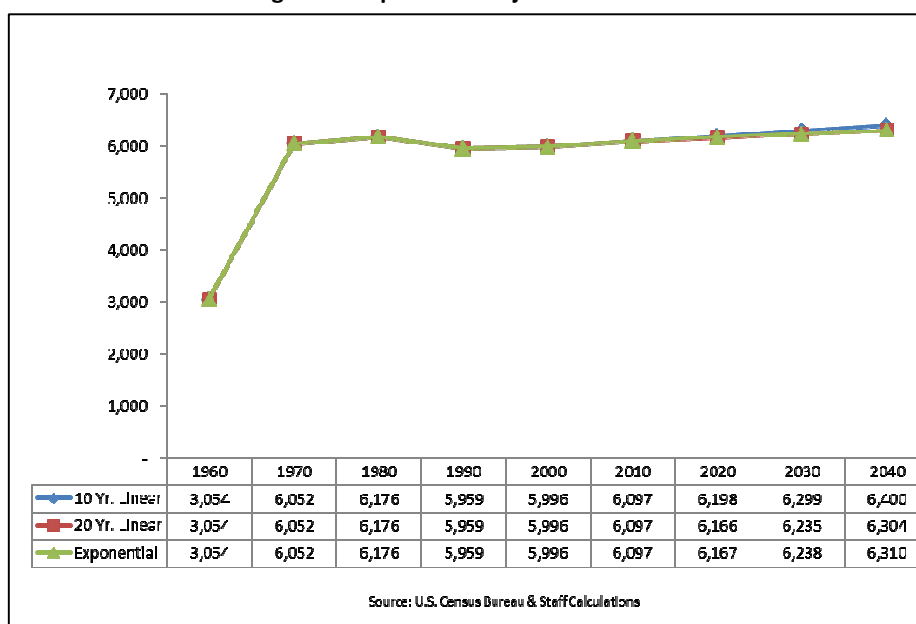
Table 1.5 provides 30-year population projections or estimates for the City of Chillicothe. These projections were made using historical population trends as their basis, and by no means do these projections express an exact population figure for the years 2020 - 2040. An explanation of each of the types of projections follows.

The first two types of projections, 10 and 20 Year Linear, are straight-line or averaging methods of predicting population change. The Linear method uses the actual change in the total number of persons

over a predetermined period of time in the community. Conversely, the exponential method utilizes the percent change in population over that same period of time. For these projections, this Plan uses trend information from 1990 to 2010, for determining the figures shown in Figure 2.

In reviewing Figure 2, it is important to note the similarities in the figures for each of the projection years. Caution should be used when considering one of these figures for use. In short, the projection averages indicate that the city's 2020 population may be approximately 6,200 persons, while the projections seem to indicate that the city's 2040 population may be approximately 6,400 persons. These figures are conservative, but only factor in growth rates from 1990 and are based on raw statistical figures, only. Again, the projections do not factor in potential economic developments, cultural or societal changes or any other factor that could influence population growth. Consequently, this Plan anticipates that Chillicothe will experience growth at approximately 1.3 percent per decade.

Figure 2: Population Projections to 2040



Population Summary

Population statistics, in summary, show that Chillicothe has experienced growth since 2000. As a matter of fact, the 2010 Census figure is the second highest population reported by the city to date. In terms of cohorts, the community has experienced growth in the older age cohorts, and more specifically in the retirement-age cohorts. The median age also increased from 2000 to 2010. The results of the community-wide survey were actually well distributed among the various age cohorts. Finally, it is projected that Chillicothe will continue to experience a modest population growth of 1.3 percent per decade through the life of this **2014 Plan Update**.

SECTION 2 – PUBLIC PARTICIPATION

This section summarizes the numerous phases and tasks completed in order to develop the Plan, defines the roles and responsibilities of different citizens, stakeholders, and groups involved in the planning process. It also summarizes the public involvement opportunities used to gather public input.

The Planning Process

The planning process used to update the City of Chillicothe's Comprehensive Plan engaged a diverse group of community stakeholders, concerned citizens, appointed officials and city staff. The process allowed numerous opportunities for participation and involvement throughout the project. Throughout the project, the process balanced preserving and improving upon Chillicothe's existing strengths, enhancing economic opportunities, preserving community character and quality of life, identifying means for redevelopment and infill, and creating a community that is livable.

Planning Element – Public Participation
Element: Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, action strategies, and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the Plan Commission or other appropriate decision-making body of the municipality.

Community Survey

A comprehensive survey was developed to determine the level of satisfaction, concerns, and desires from the public. This survey was available on-line through Survey Monkey. Hardcopies were also provided for citizens without computer access. A link to the survey was placed on the city website. Fliers were posted at several locations throughout the City. Pearce Community Center, the Public Library and IVC School District were instrumental in spreading the word. The survey generated 350 responses. Detailed survey responses can be found throughout this Chapter and the entire compilation of survey responses can be found in a separate stand-alone report.

Media & Website

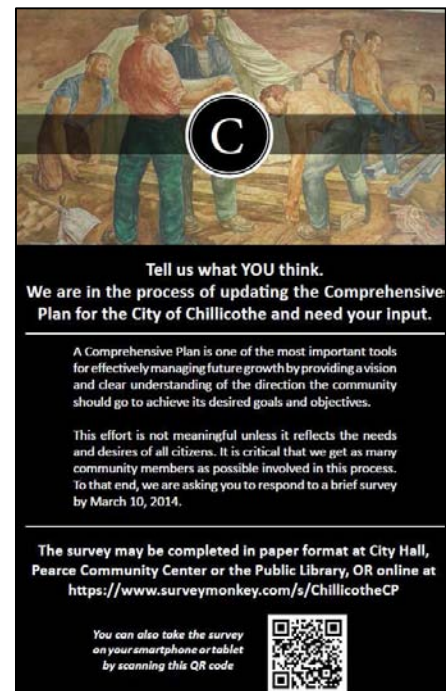
Newspaper articles were used to inform the public of upcoming and ongoing planning process. The City of Chillicothe posted a message from Mayor Crew, a link on their website's front page to project information, meeting materials, received input, notifications, and support information.

Public Outreach

Numerous outreach efforts took place to spread the word about the project and community survey. Methods of outreach included email notifications, city newsletters, distribution of flyers, door-to-door solicitation and word of mouth advertising and marketing.

Task Force Meetings

Eight semi-structured and facilitated Task Force meetings were held during the first four months of the planning process. These



meetings provided discussion of existing conditions, assessment findings, and development of preliminary goals, objectives, and draft recommendations for each of the 10 Plan Elements. Each Task Force meeting ran approximately one and one-half to two (1 ½ to 2) hours from 6:00 pm to 8:00 pm. Throughout these meeting there was an average of 10 members in attendance. Members consisted of concerned/interested citizens, realtors, historic preservation, school personnel, park district and Plan Commission members.



TABLE 2.1: TASK FORCE MEETINGS			
Meeting Dates	Location	Number of Participants	Discussion Topics
December 12, 2013	City Hall	15	Benefits of a Comprehensive Plan, Legal Requirements, Components of Plan, Project Schedule, and the Role of Task Force and Public in planning process. In addition, the overall goals, objectives and vision of the previous plan were distributed to the group for review.
January 9, 2014	Pearce	13	Identifying and discussing overall existing conditions, concerns and issues of the community; as well as reviewing items from the previous plan.
January 23, 2014	Shore Acres	7	Small group discussions on implementing community-wide survey and distribution methods.
February 13, 2014	IVC HS Library	10	Small group discussions on existing conditions, key issues, opportunities, and potential goals for public infrastructure and utilities, transportation, and community facilities.
February 27, 2014	Public Library	10	Main discussion on survey results and outcomes. Introduced possible vision statements and goals & objectives.
March 13, 2014	Pearce	11	Discussion on overall goals and objectives, existing land use map reviewed for accuracy.
March 27, 2014	IVC HS Library	7	Finalizing overall vision statement and beginning work on Future Land Use Map.
April 10, 2014	Pearce	6	Finalizing Future Land Use Map and discussion of draft document review meeting.

Plan Commission Meetings

Table 2.2: Chillicothe Plan Commission Meetings	
Meeting Dates	Topics Covered
October 14, 2014	Introduced comprehensive plan draft to commission members. Developed a timeline to move the plan from draft stage to final adoption by City Council. Discussed ideas to gather public feedback on plan draft.

November 11, 2014	Introduction of second draft to Plan Commission. More formal discussion of input from public open house. Review changes from first draft to second draft. Discuss any other changes to document.
December 2, 2014	Plan Commission recommends approval to City Council.

Public Input and Hearings

A public open house was conducted on November 6, 2014 at the Chillicothe Public Library to gather public input and feedback on the first draft of the Comprehensive Plan Update.



SECTION 3 – AGRICULTURAL & NATURAL RESOURCES

The Agricultural and Natural Environment element serves two purposes. The first is to clarify the relationship between the natural environment and the built-out surroundings. The second is to secure a balanced or sustainable approach to future development. To help complete these purposes, the following guiding principles and assumptions were used, as well as the Planning Principle identified in the textbox to the right:

- The cultural landscape where we work, live, and play is shaped by the natural surroundings.
- The economic base of agriculture products is dependent upon the city and county's natural setting and its' resources.
- In order to protect the long-term capacity of the environment to support growth, the community needs to understand the limits of natural systems.
- Responsible growth requires the city to work with and within their natural setting. We must work with nature rather than against it.
- Understanding the linkages between the natural and cultural landscapes is an important dimension of sound growth management.

Planning Principle: Natural Resources & Agricultural Protection: *Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.*

Planning Element – Agricultural and Natural Resources: *Objectives, action strategies, and programs addressing preservation and protection of agricultural and natural resources.*

The natural environment of Chillicothe is comprised of multiple factors that combine to form the environmental setting. The importance and status of the man-made elements or the state's roads, water, sewer, businesses, and residential areas are commonly viewed, or mistaken, as being independent of the natural environment. Such misconceptions have led to the residential and commercial development of flood plains and prime agricultural land, and loss of irreplaceable natural elements such as native prairies, forests, prominent vistas, and other scenic resources.

The following section will identify the physical elements that make up the environmental setting of Chillicothe and Peoria County. From the identification and analysis of the individual elements, areas can be identified as sensitive, or in need of protection. The City of Chillicothe, like all governmental bodies, must learn from past mistakes and develop and implement measures to ensure the protection of elements that have been destroyed in the past.

The health and stability of Chillicothe and Peoria County, and both the natural and man-made environments, can be measured by the diversity within the system and the ability of the city and county to develop responsively to the natural systems, which shape its ultimate path.

Existing Conditions

Topography

Chillicothe's landscape can be characterized as an urban community with pockets of open or agricultural cropland along the fringe, but within the city as well. As is shown in Map 2, the topography of the community is one of gentle incline towards the west from the Illinois River, which bounds the city on the east. Because of its location along the Illinois River, the city is primarily flat, but the topography

dramatically changes to the north and west of the city limits. The Illinois River in essence created a valley that is the lowest elevation in the city, 450 feet above sea level. Even though the city is bounded by a major river, a very small percentage of the city is located in the floodplain.

Soils

The Chillicothe area contains primarily two soil types. The majority of the city is built upon the Warsaw-Dickinson Plainfield Association, which is described as nearly level to strongly sloping, well drained and excessively drained, loamy, silty and sandy soils; formed in outwash and in drift. The other soil type is built upon the Jules-Paxico-Lawson Association, limited to the north side of the city, and classified as nearly level, silty soils; formed in alluvium. The land surrounding Chillicothe within 1.5 mile is not prime for grain crop production. Its cropland is suitable for row crop production, pasture and woodland. Map 3 provides a general soil map of the community.

Major Rivers and Surface Water Systems

There are two primary surface water systems that affect the City of Chillicothe. The largest of these water systems is the Illinois River. The city is located in a drainage area that gradually drains to the river.

The second primary surface water system is the creek referred to as Senachwine Creek. The creek flows mainly in a southeasterly direction before it converges as a tributary to the Illinois River near the railroad bridge over the Illinois River.

Vegetation

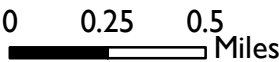
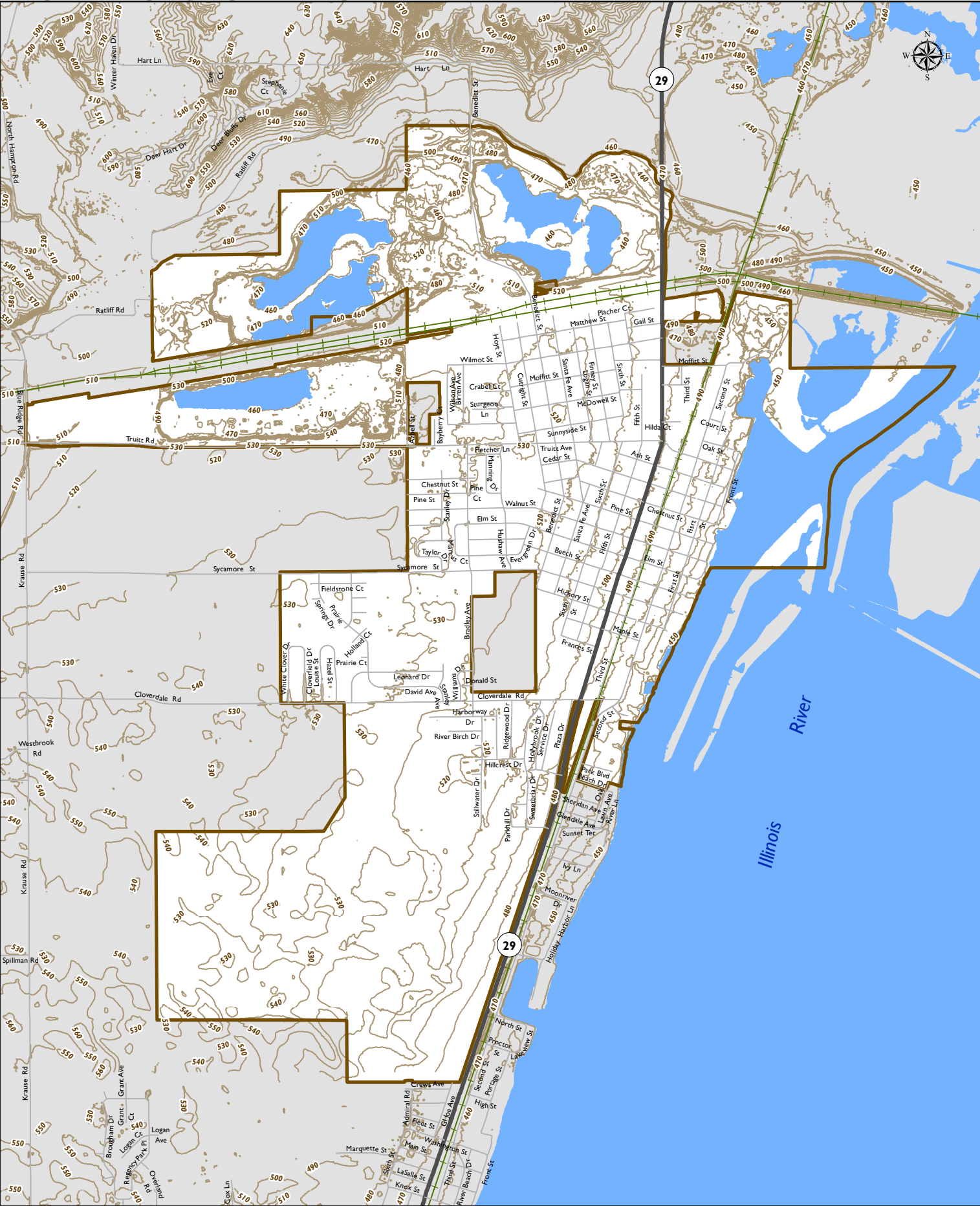
Originally the land surrounding and including Chillicothe was covered with deciduous forest; this vegetation is now predominant only along the banks and flood plains of watercourses. The original cover has been reduced to make room for additional cropland and construction of houses and businesses in suitable areas.

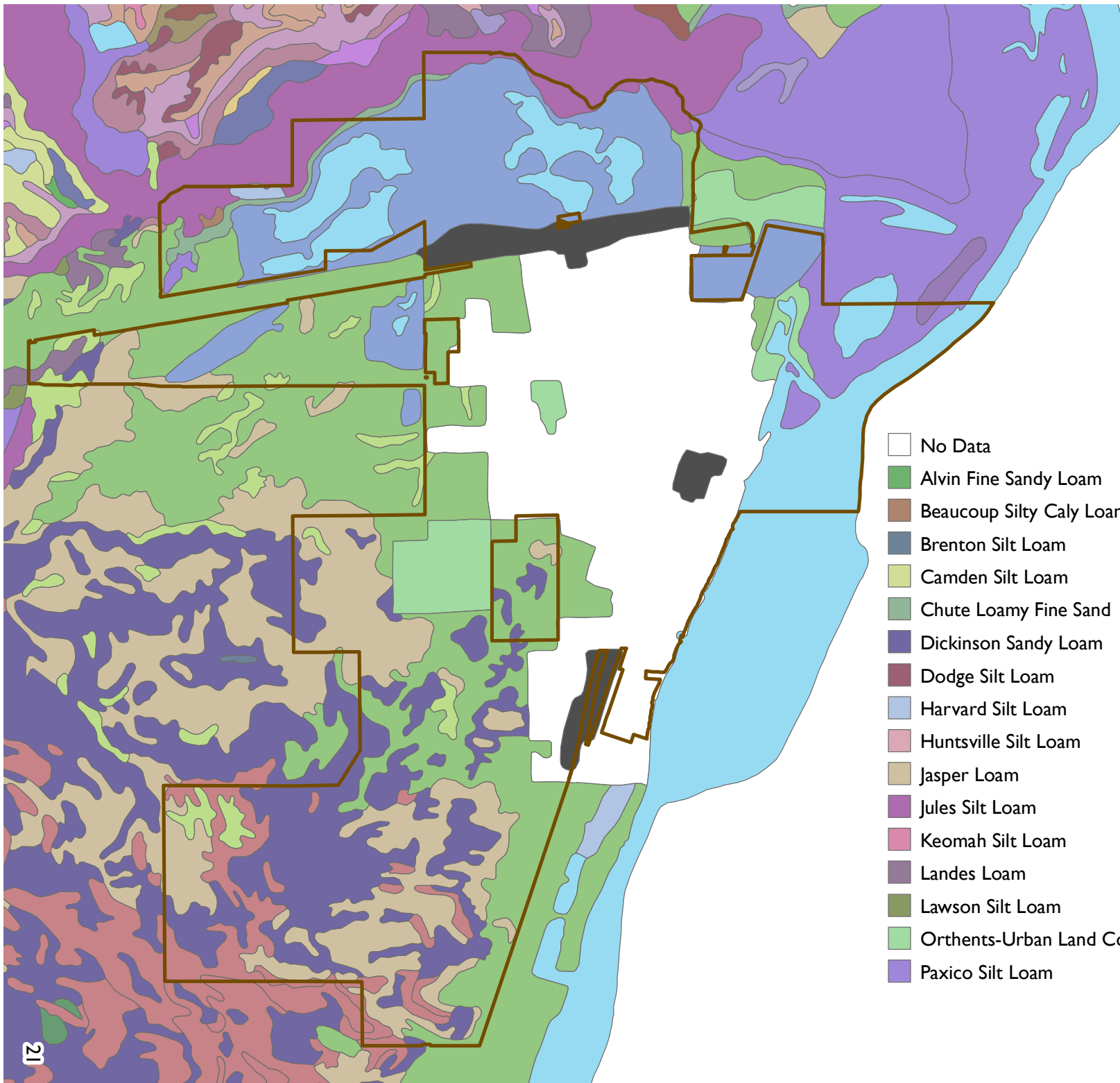
Tree cover can also be found throughout the community in residential areas, parks, and cemeteries. These remaining trees contribute to the aesthetics of the community and are viewed as an asset.

Climate

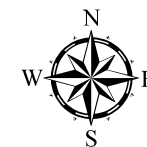
Chillicothe's climate is continental in nature, and is characterized by four distinct seasons, as well as wide varieties in temperatures and precipitation. During the summer, Chillicothe enjoys an average temperature of 73.9 degrees Fahrenheit. Conversely, in the winter, Chillicothe's average temperature is 27.3 degrees Fahrenheit. Annual rainfall is 42.97 inches and the average annual snowfall is 22 inches.

Map 2 - Topographic Map





Map 3 - Soils Map



0.5

Miles



- | | |
|-----------------------------|-------------------------|
| No Data | Pits, Gravel |
| Alvin Fine Sandy Loam | Plainfield Loamy Sand |
| Beaucoup Silty Caly Loam | Proctor Silt Loam |
| Brenton Silt Loam | Redford Silt Loam |
| Camden Silt Loam | Rozetta Silt Loam |
| Chute Loamy Fine Sand | Sarpy Loamy Sand |
| Dickinson Sandy Loam | Sawmill Silty Clay Loam |
| Dodge Silt Loam | Saybrook Silt Loam |
| Harvard Silt Loam | Starks Silt Loam |
| Huntsville Silt Loam | Strawn Silt Loam |
| Jasper Loam | Strawn Silty Clay Loam |
| Jules Silt Loam | Strawn-Hennepin Loam |
| Keomah Silt Loam | Urban Land |
| Landes Loam | Virgil Silt Loam |
| Lawson Silt Loam | Warsaw Silt Loam |
| Orthents-Urban Land Complex | Water |
| Paxico Silt Loam | Worthen Silt Loam |

Key Issues & Opportunities

Chillicothe recognizes the integral link between the health of the natural setting and the health of its inhabitants; therefore, a thorough discussion was conducted with the Task Force on what is currently being done what can be done or improved upon in the future.

To maintain the present quality of life as defined through the natural surroundings while accommodating possibly 300-400 more residents over the next 30 years, certain measures must be taken. If the city is able to accommodate the natural setting by anticipating and preventing environmental problems, the city can avoid the long-term costs associated with correcting them. The long-term goal is to work with the natural environment rather than against it. By doing so, the community of Chillicothe can all live better, healthier lives.

This element, and the Hazards Element, involve and affect all other plan elements. While the city is protecting those natural features most sensitive to growth and development (wetlands, flood plains, and stream and river edges) other aspects of the physical and cultural landscape deserve consideration as well.

The greatest obstacle for Chillicothe in the future will be continuous reference to this element and other city documents and ordinances that discuss and provide means to protect the vulnerable natural environment. The information within these documents should be recognized, furthered developed, and monitored, to ensure a quality of life and balance for current and future generations alike.

During the numerous task force meetings, members were asked to identify the current issues and opportunities. Different issues related to the environment were asked during Task Force meetings and in the community survey. Responses to these questions contributed to the below issues and opportunities.

Protect the Environment

Protecting the environment was identified as one of the top priorities for the City in the community survey, tying property tax rates in importance. Also determined from the survey and Task Force meetings, was the need for community wide recycling, finding an alternative to leaf burning and that the city needs to improve on general cleanliness.

The city has made some efforts to improve energy efficiency by taking advantage of the Illinois Energy Now program, run by the state Department of Commerce and Economic Opportunity (DCEO). This program provides rebates energy efficiency upgrades made to public buildings. There is a related program for the private sector and the city should encourage businesses to take advantage of the program.

Water Quality

While Chillicothe is rich in access to water bodies, certain problems, such as water quality, will always be with the city and will require their constant attention. Other matters involve conflicts between resource uses and users, like the effect of spraying pesticides, water supplies or irrigation water runoff degrading in-stream water quality. These dilemmas are often so interrelated it is nearly impossible to deal with them singularly. And still other concerns, as yet unknown, are likely to evolve over the lifetime of **2014 Plan Update**. But if we develop and practice principles that sustain our resources rather than weaken and neglect them, they will be better prepared to address the problems that face them.

Green Infrastructure

The natural lay of the land is very important when it comes to natural drainage and runoff. The natural elements that affect the flow of water are the terrain, soils, and vegetation. If these elements are overlooked, as many times are, the drainage of water will be deferred to other areas in the community causing problems along the way.

The community of Chillicothe needs to address the way new development is being developed within the city, to reduce erosion of land, drainage problems, and other issues that are related to reforming the natural environment for development. Establishing Best Management Practices (BMPs) for storm water and erosion control is one way of addressing this need. There are numerous BMPs a development project could use; for instance, using bio-swales, rain gardens, filter strips or other items to catch rain and runoff instead of into a standard curb and gutter.



Example of using green infrastructure within a parking lot to capture run off

Agricultural & Natural Resources Goals, Objectives & Action Strategies

GOAL: STRIVE TO PROTECT, PRESERVE, AND/OR RESTORE ENVIRONMENTALLY SENSITIVE OR NATURAL FEATURES IN THE COMMUNITY, WHENEVER POSSIBLE.

Objectives:

- Protect environmental sensitive areas including floodplains, wetlands, woodlands, watersheds, poor soils, areas with steep slopes, and other areas that are not conducive for development.
- Preserve the quality of natural resources within the city including noise, air quality, and water quality, as well as protect these resources from pollution and/or contamination.
- Consider the Illinois River an asset to the community, and as such, protect it from building or development encroachment and potential pollution and/or contamination.
- Strive to achieve a balance between development and wildlife habitat in the community.
- Support and expand current and future recycling efforts in the community.
- Encourage infill development on vacant lots. The reuse of these lots, if possible, should be done using programs specifically designed for land reclamation.
- Determine the best reuse of lots prone to flooding. Redevelopment will be guided by federal and state requirements.

Action strategies:

- Maintain membership in the National Flood Insurance Program (NFIP). The City shall implement this through enforcement of its NFIP floodplain development ordinance and Flood Insurance Rate Map (FIRM).
- The City should continue to utilize available buyout programs to remove structures from the floodplain.

- Utilize the Peoria County Soil Survey, U.S. Geological Survey Maps and Reports, the Farm Bureau and the Illinois Department of Natural Resources (IDNR) as resources in development decision making.
- Investigate amending the Floodplain Management Ordinance modifying requirements (free board, building restrictions, etc.) for building in the 100 and 500-year floodplains.
- Develop, adopt, and enforce Best Management Practices (filter strips, detention and retention ponds, bio-swales, porous pavement/materials, rain gardens, rain barrels, etc.) for storm water management.
- Consider planting prairie grasses, native plants and wildflowers in appropriate areas instead of sod.
- Investigate the implementation of clustered or conservation subdivisions and site developments.
- Consider using renewable or recycled materials in construction projects.
- Disallow the burning of leaves, tree branches, grass clippings and other landscaping waste within the city limits.
- Discourage development on soils considered to be prime farmland.

SECTION 4 – HAZARDS

This section addresses the goals, objectives, and action strategies to mitigate the risk of future hazards (natural or man-made) on Chillicothe.

Given the fact that Chillicothe is bounded by the Illinois River on the east, with a history of flooding, this section will focus on the flood hazard potential. Additional details on other hazards should be included in an eventual Hazard Mitigation Plan (HMP) for the community.

Hazards can have a devastating impact on a community and Chillicothe is no stranger to the power of mother nature and what enormous amounts of rain can do to a community along a river way. Chillicothe has an opportunity to become a better and stronger community as they move forward from the lessons they have learned from their recent flooding events.

Planning Element - Hazards:
Objectives, action strategies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

Existing Conditions

Flood History

Chillicothe has had to deal with several flood events in its history. The most recent flooding in spring 2013 inundated more than 400 homes in the general area around Chillicothe. A more detailed analysis showed that only six buildings suffered flooding within the city limits.

Structures within Hazardous Areas

The City of Chillicothe is affected by flooding from the Illinois River and has several acres of land located within the identified floodplain. This does not necessarily mean these areas always flood when there is a flooding event. Many factors go into the creation of FEMA flood maps.

Flood Measures

The City does have an adopted Hazard Mitigation Plan (HMP), which the city joined with Peoria County and other jurisdictions to create the document. It should be noted that FEMA certifies HMP documents and the certification is valid for five years before the city must undergo the process again to maintain a certified plan. The current plan is valid until 2015.

The City does enforce a Floodplain Ordinance within flood-prone areas (floodway and flood-fringe areas – 100 and 500-year) of the City. Having these measures in place helps the city attempt to minimize personal injury or loss and structural damage, through placing restrictions on development and identifying means to lessen the impact of future events in the community. As of August 2014, there are 17 National Flood Insurance Program policies in force within the city.

Key Issues & Opportunities

Task Force members were asked how flooding and building within the floodplain should be handled by the city. Their responses, citizen input from the survey, and input from the commissions meeting and city staff contributed to the below issues and opportunities.

Floodplain Development

Chillicothe needs to take a closer look at how, or even if, development should occur in the 100, 200, and possibly the 500-year floodplain). The City needs to determine if their current regulations are significant to reduce the impact of future flood events on citizens, residential units, and businesses. In addition to possible regulation changes, Chillicothe should look at possible property acquisitions, where applicable.



Illinois River Flooding near Chillicothe, April 2013.
Photo Courtesy Ron Johnson/Journal Star.

Stormwater Management

As Chillicothe has experienced, storms can produce floods – flash or river, it stands to reason that poorly managed storm water runoff can accelerate and worsen them. Chillicothe should take the time to study implementing a storm water management program for better water quality and flood control.

In August 2014, heavy rainfall caused persistent standing water at Truitt Avenue near Hushaw and Bradley, Elm and Hushaw streets and Bradley Avenue between Elm and Walnut streets. Those areas, for the most part, have had problems in the past with flooding. The city continues to work on potential solutions to these ongoing stormwater problems.

Implementation of Hazard Mitigation Plan

The city should look to implement a Hazard Mitigation Plan. These plans are typically funded by FEMA and individual cities usually partner with other cities and the county to complete the plan.

Hazards Goals, Objectives & Action Strategies

GOAL: MAKE EVERY EFFORT POSSIBLE WITHIN ITS FINANCIAL MEANS AND PERSONNEL CAPACITY TO PROTECT ITS RESIDENT'S LIVES AND PROPERTY FROM NATURAL HAZARDS AND TO PREVENT MAN-MADE HAZARDS FROM CAUSING SIMILAR HARM.

Objectives:

- Reduce the chance of and impact of flooding in the community.
- Increase the City's ability to respond to natural disasters and man-made hazards.
- Return the community to similar or improved pre-event conditions as quickly as possible following a disaster event.
- Develop and/or maintain a hazard mitigation plan (HMP) to develop specific strategies to limit loss of life, injury, property damage and to be eligible for FEMA funding opportunities.

Action strategies:

- Continue participation in the National Flood Insurance Program (NFIP).
- Develop a Storm Water Management Program.
- Maintain, enforce, and update Zoning and Floodplain Ordinances as needed.
- Enhance and maintain storm sewer capacity.
- Evaluate equipment and personnel capacity.
- Continue to provide necessary training to Fire Department personnel, Police Department personnel, first responders and ambulance crews.
- Continue to test storm warning sirens.
- Consider the construction of tornado safe rooms at schools, parks and other public facilities.

Map 4 - Floodplain Map



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

100-Year Flood Zone 500-Year Flood Zone

0 0.25 0.5 Miles



Section 5 – Community Character

An attractive, well-designed city will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image for the City of Chillicothe.

The Community Character Element contains the community design goals and their action strategies that encourage innovation and imagination in building design and site planning, while ensuring that certain universal principles of good community design are upheld.

Existing Conditions

Facelift Program

This program was created to visibly enhance the Downtown Business District in order to spur the economic revitalization. An attractive, well maintained environment is essential for a thriving business district. Several businesses have taken advantage of this program and there are currently funds available now for others to do as well.

Planning Principles: Community Character:
Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

Planning Element - Community Character:
Objectives, action strategies, and programs to identify characteristics and qualities that make the municipality unique and that area important to the municipality's heritage and quality of life.

Chillicothe Chamber of Commerce

Chillicothe's Chamber of Commerce has taken an active role in the business community and works to encourage a strong local economy.

Key Issues & Opportunities

Throughout the planning process for **2014 Plan Update**, citizens and stakeholders repeatedly mentioned the "small town feeling/environment" that is Chillicothe. Through public meetings and public input the community envisions Chillicothe to grow steadily as a residential and economic community, without loss of the small town quality and the sense of community. The first thing people often notice about a community is the overall design, care, and planning given to the details of the community. Even though some design elements may be time consuming and costly, the costs are worth the results. The leaders of Chillicothe should take into consideration these thoughts and concerns when addressing the community design of Chillicothe in the future.

Maintaining Livability

Any future development should not compromise Chillicothe's ability to remain a livable city. To enhance livability, developers will need to be sensitive to the surrounding uses as well as the natural features and provide access to pedestrians and bicyclists. Provisions to protect or provide open spaces will need to be implemented. Development will need to be encouraged in a manner that minimizes the necessity for singular use of the automobile.



Example of how to build a development for livability.

Historic Preservation & Promotion

Continued efforts should be done to preserve Chillicothe's small town character and historic strengths, while embracing a steady growth. One way of doing this is implementing design guidelines/standards (site layout and architectural). However, any future regulation or ordinance should be aware of the historic constraints a property or district may have and be willing to accommodate the existing setting and the desire of the developer.

Chillicothe should promote their historic past through historic walking tours. These tours could be a potential tourism stream and a way to educate current citizens on Chillicothe's rich history.

Beautification & Streetscape

Chillicothe is already implementing small-scale aesthetic projects (i.e., a Facelift program, planting flowers and hanging flags) in the downtown area. Continuing this trend of consistent signage, vegetation, and standardized site furnishings (benches, light fixtures, trash receptacles, etc.) throughout the community unified the various neighborhoods and districts. They also continue the sense of pride and community.

Also, improving Chillicothe's gateways or entry points into the community needs to be done. They are the first thing a potential citizen, business owner, and tourist sees as they travel into the community. Their first impression of community can be summed up by how you handle your gateways. Although more related to transportation, improving the viaduct over Route 29 on the northern edge of the city would also help in this regard.



Example of a way finding sign and community map



Current downtown streetscape

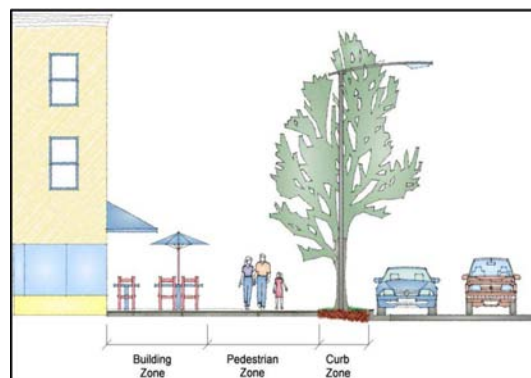


Illustration of a possible streetscape layout for a downtown area

Community Character Goals, Objectives & Action Strategies

GOAL: MAINTAIN AND IMPROVE, WHENEVER POSSIBLE, THE QUALITY OF LIFE OR SENSE OF PLACE THAT THE RESIDENTS OF THE COMMUNITY VALUE AND ENJOY.

Objectives:

- Continue to work to create a “sense of community” that seeks to preserve the small town character that is Chillicothe.
- Resolve land and building concerns that jeopardize the health, safety and welfare of the community.

Action strategies:

- Preserve the distinctive, attractive character and strong sense of place of Chillicothe through design standards (site layout and architectural) and amending current ordinances and regulations to encourage alternative development and redevelopment opportunities; however understanding not all standards can be applied to historic buildings/districts.
- Continue to protect the community's historic and cultural resources.
- Encourage the respect of local character in new construction and development.
- Reduce the impact of automobiles and promote multi-modal opportunities through amending current ordinances and regulations to create healthy neighborhoods.
- Develop and implement a streetscape plan. The plan would provide landscaping and aesthetics to create a cohesive environment.
- Enforce applicable design standards and codes.

SECTION 6 – COMMUNITY FACILITIES

Community facilities and services are commonly used to measure the quality of life in a community. These facilities and services are often what potential citizens and businesses consider when determining if they should relocate to a community – in addition to a well-connected and diverse transportation network, the economic diversity, and so forth. In regard to community facilities and services, potential citizens and businesses look for a community that provides a responsive and competent public safety system, a variety of parks and recreational opportunities, an exceptional and supported school system, and cultural events and opportunities. Existing citizens and businesses also consider these features when deciding whether or not to remain in the community or move elsewhere. To some degree, community facilities can be used to enhance a community's quality of life, they can be used to help guide the rate of growth.

Planning Element - Community Facilities:
Objectives, action strategies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

Existing Conditions

City Hall

The operations of city government are directed from the City Hall, which is located at 908 N Second St. (see Map 5). Specifically, there are several services that are provided to the community from City Hall

such as: City Administration, including the Mayor's office and City Council; and a host of various Commissions, Boards, and events.

Police

The Chillicothe Police Department is located at 823 N Second St. and has ten full-time Officers including the Chief of Police. The Chillicothe Police Department has three Sergeants and six Officers.

The Chillicothe Police Department has one K-9 unit, one Detective, two Officers who are certified in Bike Patrol, and three certified Juvenile Officers.

The Chillicothe Police Department has four full-time dispatchers and two part time dispatchers.

Fire Rescue

The Chillicothe Fire Department operates under a part-time paid Chief, a group of volunteer firefighters and a volunteer Administrative Staff. Automatic mutual aid, where specific departments automatically respond to calls, is provided by the fire department between Dunlap and Lacon/Sparland. The fire department is a member of MABAS, a statewide mutual aid agreement in which fire departments voluntarily agree to send predetermined resources to other members of their division(s) in the case of an extreme emergency. This occurs when a community is struck by disaster and the resources of that community do not suffice for recovery. The City of Chillicothe Fire Department and the Chillicothe Community Department operate with the help of 60 members and twelve pieces of firefighting equipment located in four stations.

Medical Services

Advanced Medical Transport (AMT) provides ambulance services for the City of Chillicothe. The city does not have a hospital; residents must travel to Peoria for hospital visits. However, there are two medical clinics in the city - one operated by OSF and another by Unity Point, two major medical providers in the Peoria area.

Parks and Recreation

Several parks and recreation facilities are provided in Chillicothe, but most of these are managed by the Chillicothe Park District, a separate entity and taxing authority from the city. The city does have jurisdiction over City, Cutright, Gollnitz and Moffitt Parks. Since parks and recreation facilities are major contributors to the overall quality of life in the city, this plan will attempt to address recreational issues and facilities. The city currently does work with the park district and that relationship should be maintained.



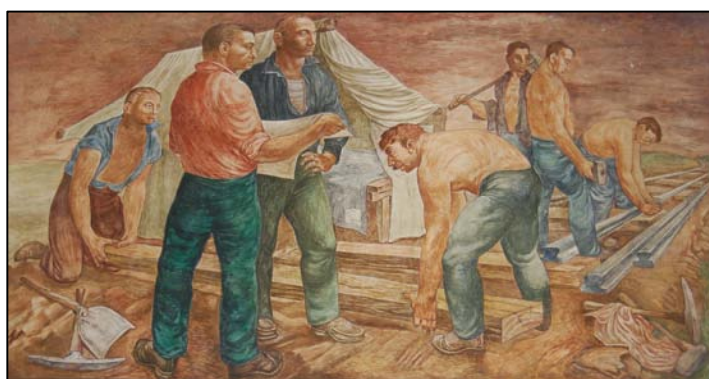
Santa Fe Park - one of many recreational options available in Chillicothe.

Library

The Chillicothe Public Library is operated by the Chillicothe Library District, a separate entity and taxing authority from the city. The library was formerly downtown in a Carnegie Library building (now occupied by a book store) and moved to their current location at 430 N Bradley in 2004. With the move came opportunities to provide the public with even better services.

Arts, History, and Culture

Chillicothe is rich in history and provides ample opportunities for residents and visitors to explore the city's history. A general history museum is located at 723 N 4th St. The city also has a tradition and foundation in railroads, which still operate extensively in and around the city today. The Rock Island Railroad Museum is located at the intersection of Cedar and 3rd Streets and housed in an old depot. The post office displays a Depression-era mural titled "Railroading", showing further the city's roots in rail transportation.



"Railroading" by Arthur Lidov, 1942
At Chillicothe Post Office

Education

Illinois Valley Community School District (IVC)

Chillicothe has a good reputation for providing excellent public schools. Illinois Valley Central School District #321 is home to four public schools totaling 2,185 students. The schools in the district are: Mossville Elementary and Junior High, Chillicothe Elementary Center (also houses the Junior High), South Primary School, and Illinois Valley Central High School. There are also two private schools, St. Edwards Catholic School and Calvary Baptist Academy, which are not part of the IVC District.

The education system is very important in Chillicothe and is a source of pride for the community. The community survey reflects this because the education system had one of the highest levels of satisfaction among respondents and was one of the top reasons respondents chose to live in Chillicothe.

Table 6.1 below shows the current enrollment, by facility in the District.

TABLE 6.1: IVC SCHOOL DISTRICT #321 ENROLLMENT BY BUILDING			
Building	Grades	Enrollment – 2010/2011	Enrollment – 2013/2014
South Elementary	PK - 3	392	396
Elementary Center	4 - 5	167	181
Chillicothe Junior High	6 - 8	234	270
IVC High School	9 - 12	732	671
Mossville Elementary*	PK - 5	454	455
Mossville Junior High*	6 - 8	225	212
Chillicothe Total		1,525	1,518
Overall Total		2,204	2,185
Source: Illinois State Board of Education *Not located within Chillicothe City limit			

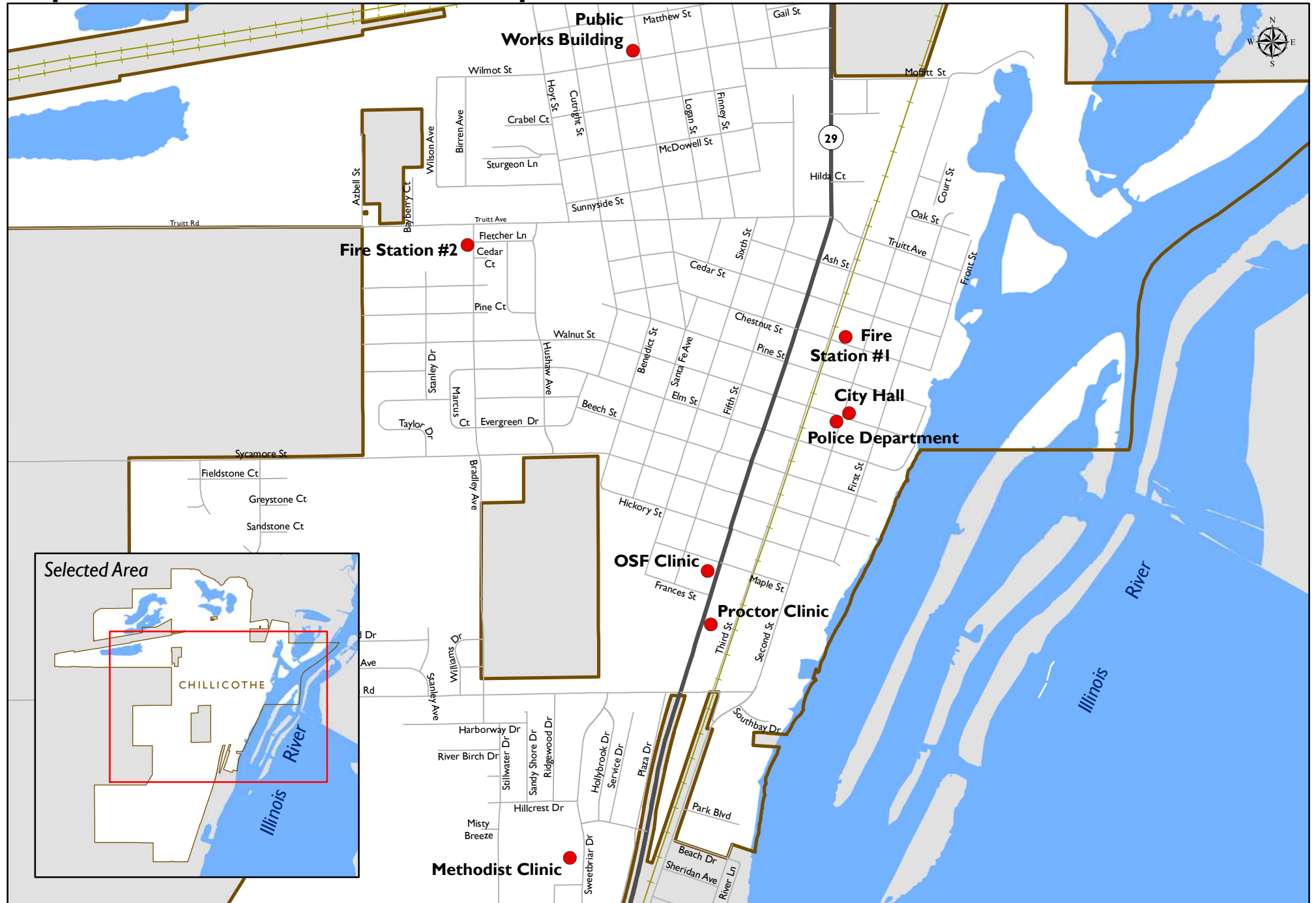
Although the long-range population forecasts do not anticipate any substantial increase in school age population, the possible need for additional facilities should not be discounted. Existing facilities could become obsolete and new locations could become more desirable as new areas develop. Therefore, the possible need for additional school facilities should continue to be closely monitored. Any new school sites should be developed in conjunction with neighborhood parks whenever feasible.

Pearce Community Center

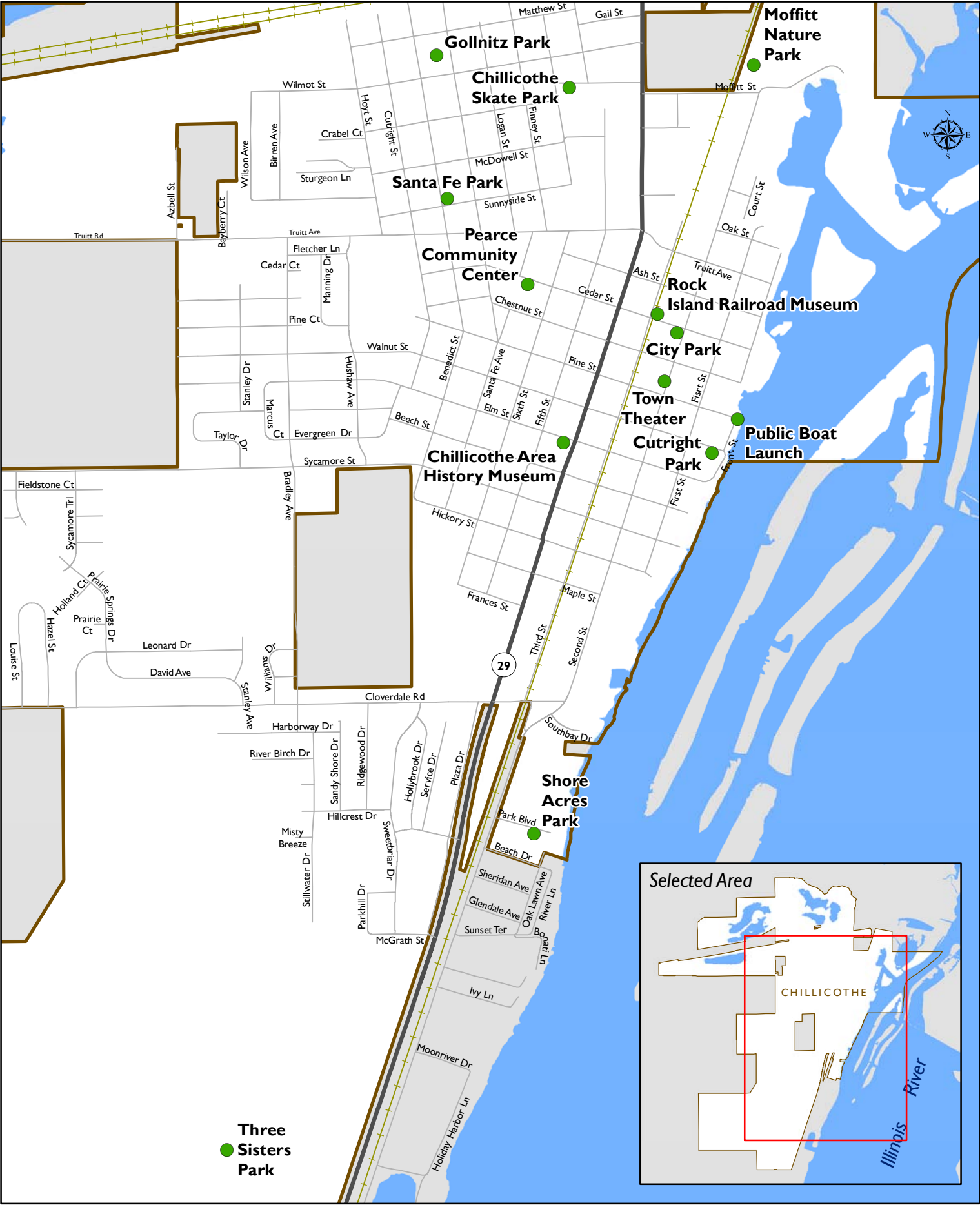
The not-for-profit Pearce Community Center is a multi-use recreational complex which provides such amenities as group exercise, weight training, fitness rooms, basketball and volleyball courts, an indoor swimming pool, a sauna, a whirlpool, an indoor track and locker room facilities. Pearce is operated by the Pearce Foundation, which oversees the center's finances, programs and improvements.

Pearce is considered a top-notch facility and is a valuable asset for the community. The survey results consistently identified Pearce Community Center as a strength for the community.

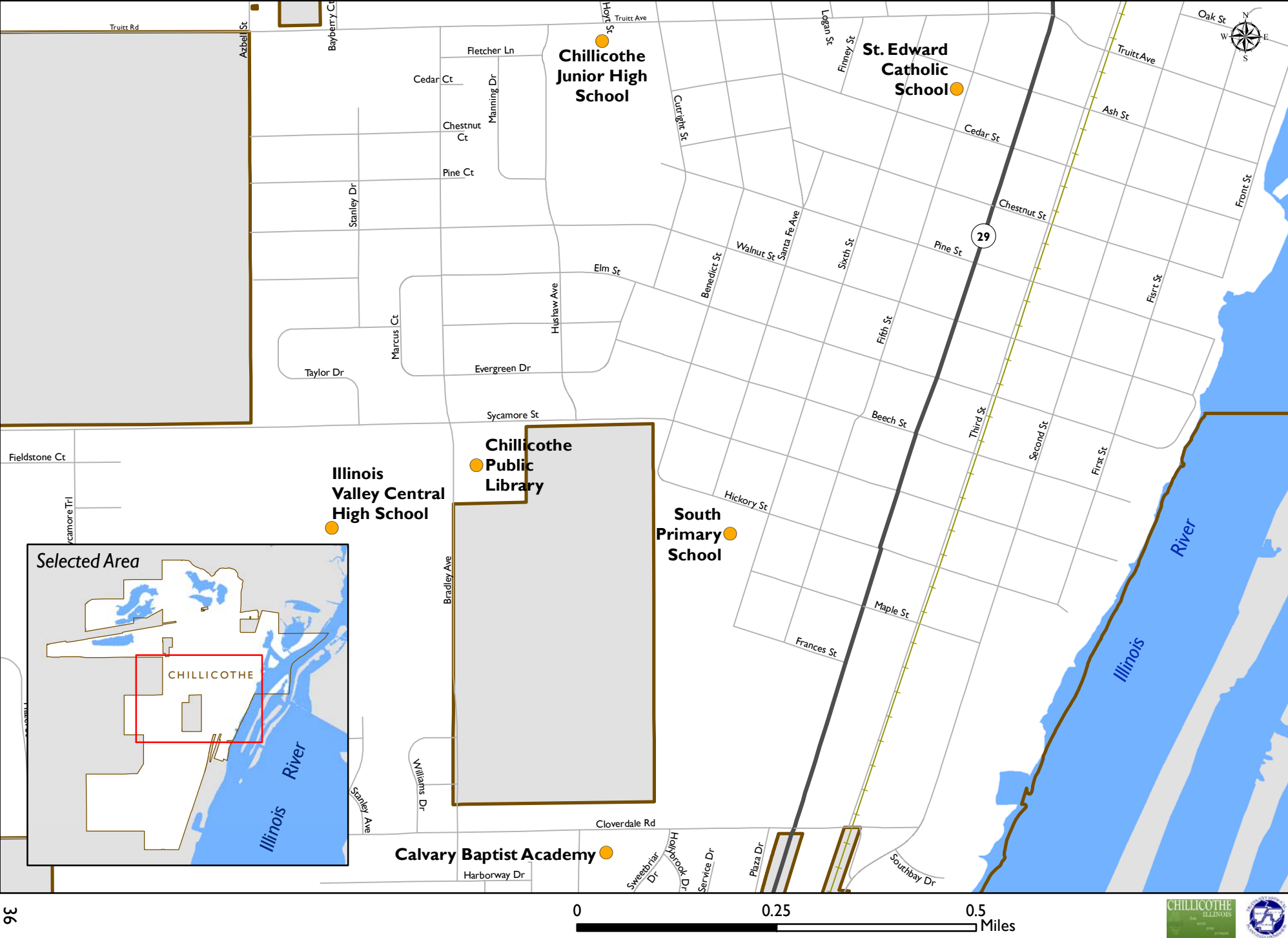
Map 5 - Public Service Facilities Map



Map 6 - Cultural and Recreational Facilities



Map 7 - Educational Facilities Map



Key Issues & Opportunities

The following key issues and opportunities were identified at a Task Force meeting. Task Force members discussed key issues and opportunities using two questions to facilitate discussions: *How can these facilities be enhanced in the future? Is there anything missing?* Input received from the public and from current planning documents also assisted in identifying the below issues and opportunities for Chillicothe.

Illinois River

There is a strong desire to capitalize on the river as a community strength. It has impacted the community negatively over the years with flooding, but it can also provide positive benefits. These benefits include recreational, tourism, and potential developmental opportunities. Chillicothe needs to determine how to utilize the river for these activities while understanding and planning for future flooding. One potential opportunity is to create some riverfront development and build a recreational path along the river.



Example of a possible sign to promote the Illinois River greenway

Cultural and Recreational

Chillicothe is home to several parks, has an accessible waterfront along the Illinois River and the Summer Camp music festival at Three Sisters Park brings in thousands of visitors every May. Expanding on what Chillicothe already does well will only help improve cultural and recreational opportunities in Chillicothe. The city also hosted a passenger train ride to Henry in September 2014, an event that allows people to visit and an experience that most people in central Illinois do not have an opportunity to participate. Forming a municipal band or inviting the Peoria Municipal Band to Chillicothe is an example of a family-friendly event that can be experienced outdoors for a low-cost. Sometimes the little things can have the biggest impact.



Informational kiosk promoting the Illinois River Road in Chillicothe

Educational

Chillicothe is very proud of its school system and should work to promote its educational assets to attract more residents, especially younger residents, to the city. The existing facilities are adequate to serve additional students and the school district has room to grow, if needed.

Community Facilities Goals, Objectives & Action Strategies

GOAL: CONTINUE TO WORK TO PROVIDE QUALITY PUBLIC SERVICES AND OFFER EFFICIENT COMMUNITY FACILITIES TO CHILLICOTHE'S RESIDENTS.

Objectives:

- Encourage the school district to provide safe, clean schools that offer an environment conducive to learning.
- Chillicothe, in conjunction with the Police Department, will continue to work to prevent and reduce crime through community policing techniques.
- Continue to support the health care services available to residents of the community.
- Preserve and enhance cultural and historical organizations and facilities in the community. Specifically, the City should work together with museums, festivals, and historical societies in order ensure that these community assets are protected.
- Work cooperatively with developers to encourage dedication of land for parks, open spaces, recreational trails, and/or greenways.
- Ensure that public services and community facilities are economical, efficiently managed, in order to prevent duplication of effort.
- Maintain and improve, wherever possible, public safety protection services such as police, fire, and emergency medical services.
- Continue to work with the school district to identify and address future school needs of the district.
- Support the development of a farmers market to provide additional opportunities for locally grown food and vendors.

Action strategies:

- Provide kiosks throughout the community filled with points of interest brochures and community maps.
- Maintain the city's website and develop a Facebook page with up-to-date local information.
- Develop way-finding signage program to assist visitors navigate the community.
- Develop a print and online visitor's guide to help market the community.
- Continue to host or sponsor community events that bring in visitors.

Planning Principle: Clean, Renewable, and Efficient Energy – Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

Planning Element – Public Infrastructure & Utilities: Objectives, action strategies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

SECTION 7 – PUBLIC INFRASTRUCTURE AND UTILITIES

The infrastructure and utilities of the community are the backbone of a city. Without a proper, up-to-date infrastructure, the quality of life in the city is reduced. In order to reduce the migration to more urban areas, Chillicothe needs to determine the quality of the services, facilities, and systems throughout the community and bring them up-to-date to the best of their ability.

Existing Conditions

Water

The City of Chillicothe currently has five underground wells, receiving its water from the San Koty aquifer. The City has six different water pumps scattered throughout the city, ranging anywhere from 250 – 450 gallons per minute (gpm) output.

There are also two water towers, one on the south side of Cloverdale Road (capacity not available at this time) and another on Walnut Street with a capacity of 300,000 gallons.

The current capacity of the water system is approximately 2.9 million gallons per day (mgd). The plant is estimating an average daily flow at approximately 1,050,000 gallons per day. This system, unlike a wastewater treatment facility, is able to expand much more of its capacity due to the fact the plant does not encounter extreme unexpected fluctuations in service like a wastewater facility may encounter, for example, with a large storm event. The Chillicothe water system does indeed have capacity to handle residential, commercial and industrial expansion.

Sanitary Sewer

The sanitary sewer system is operated by the Chillicothe Sanitary District and the treatment plant is located in between Route 29 and the Illinois River just east of Three Sisters Park. The treatment facility is not within the corporate limits of Chillicothe. The system has a design capacity of 0.8 mgd and is currently operating at approximately 0.41 mgd. Thus, the system has capacity for growth but since the treatment facility was built in the 1963, many of the facilities' components are in need of repair or replacement. Residents currently pay \$3.37 per 100 cubic feet of sewage, after rates were increased 30 percent in January 2014.

Storm Sewer

The City does have some stormwater infrastructure available in certain areas, but not everywhere. The downtown area and newer residential subdivisions have stormwater facilities, but many of the older neighborhoods do not have curb and gutter – stormwater flows into ditches or swales alongside the roads. Most of Route 29 has stormwater infrastructure. The availability of this infrastructure is something the city continuously examines, since there are some areas that have drainage issues during storm events. Installing modern stormwater facilities in these areas would certainly help with any flooding or ponding of water during times of heavy rain.

Electricity, Natural Gas, and Telephone

Ameren delivers electricity and natural gas to the city. Homefield Energy works with Ameren as the retail electric supplier and the current electric supply rate is \$0.04660 per kWh. Residents have different options for telephone and cable service providers.

Solid Waste

Refuse Collection

Wigand Disposal Company provides curbside garbage pickup to Chillicothe residents. Wigand is a subsidiary of PDC.

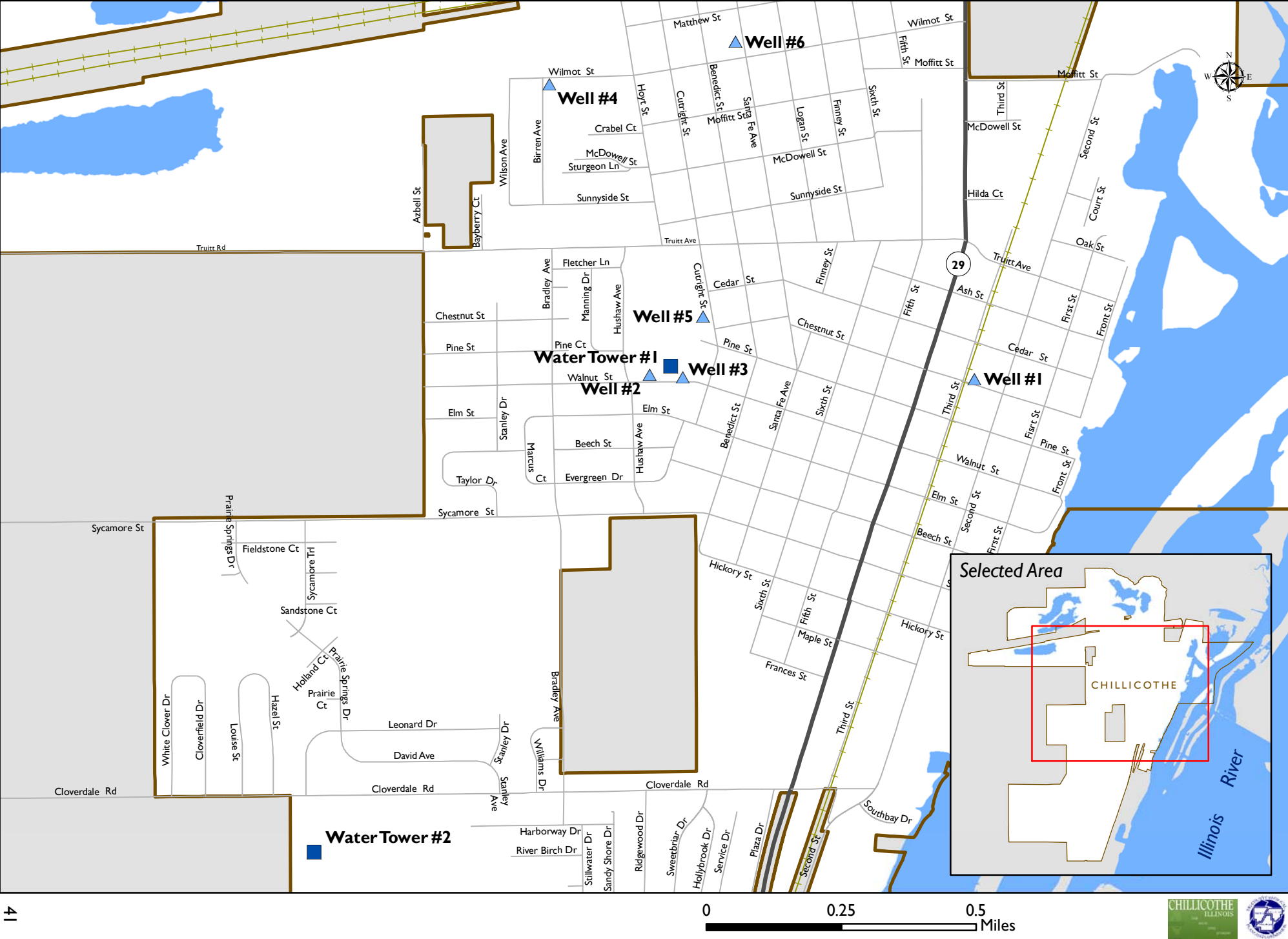
Yard Waste Collection

Chillicothe offers residents a drop-off location for yard waste and the schedule is posted on the city website. Residents are allowed to burn yard waste during scheduled times, which can also be found on the city website. There were some comments made during the task force meetings and in the survey that burning should not be allowed in the city due to air quality and health concerns. However, if the city is to consider an outright ban on leaf burning, viable alternatives to disposing of yard waste must be explored.

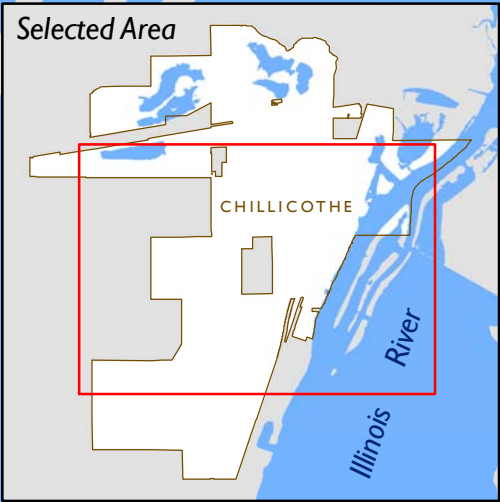
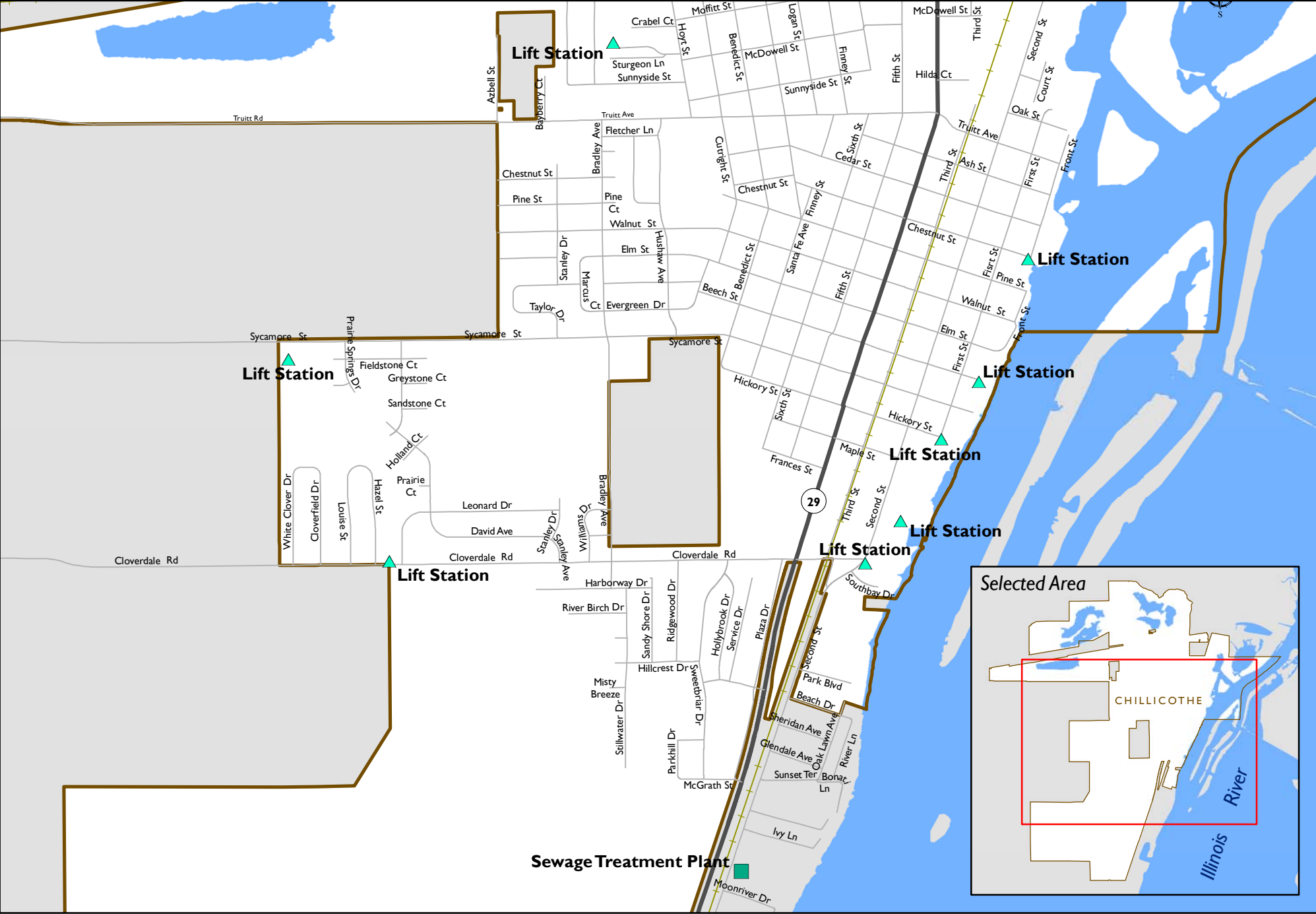
Recycling

The city does not offer recycling services; however, residents are welcome to sign up with PDC for curbside recycling pickup. The community survey indicates a strong demand for some sort of recycling service availability. The City and PDC may need to better advertise that recycling service is offered to PDC customers.

Map 8 - Water Map



Map 9 - Sewer Map



Key Issues & Opportunities

Overall, the City's public utilities are meeting the current demands of the community. However, as is indicated in **2014 Plan Update**, meeting the future needs of the community will require investments. Addressing storm water management, extension of services to new developments, minimizing flood damage to residents, and complying with state and federal requirements for water and sanitary sewer services will challenge the community in the future. It should also be recognized that the current utility providers, which are a tremendous asset to the community, should continue to be encouraged to explore the feasibility of providing new and innovative services to their customers.

Telecommunications & Alternative Energy

There is a continuous need to provide the best, up-to-date telecommunication service and alternative energy sources. Ameren has taken an active role in ensuring these needs; however, more can be done by them and by the City and its citizens.

Stormwater Management

As mentioned previously in other Elements and current planning documents, Chillicothe still has a need to improve storm sewer protection, including the continued need for detention or retention basins in new subdivisions as well as continuing to address older parts of town through improvements and miscellaneous projects such as continuing to work on intakes and catch basins, replacing brick structures with poured concrete structures, and installing accessible sidewalk curbs.



Example of a storm water runoff collection system

Sanitary Sewer

Chillicothe should strive to accommodate the future needs or concerns of the sanitary sewer operations, which include: adequately serving existing and new areas of the community; maintaining the existing system and the related facilities including lift stations; and providing effective treatment of wastewater.

Water

Chillicothe should strive to accommodate the future needs or concerns of the water department, which include: maintaining an adequate facility; continued replacement of older system valves; and becoming more electrically efficient. There is also a need to replace the older 4" water mains to a larger diameter to increase capacity and water pressure and replacing the manual read water meters to electronic meters.

Public Infrastructure and Utilities Goals, Objectives & Action Strategies

GOAL: TO PROVIDE FOR AND EQUITABLY FUND HIGH QUALITY PUBLIC INFRASTRUCTURE TO MEET THE NEEDS OF ALL BUSINESSES, RESIDENTS, AND VISITORS TO THE CITY OF CHILLICOTHE.

Objectives:

- Design proposed storm water detention and retention areas such that they could be used for/in conjunction with parks, open spaces, and/or greenways.

- Provide an adequate storm water management system so as to protect the residents of the community from property damage.
- Continue to work to ensure that Chillicothe residents have access to adequate public works infrastructure. Continue to utilize a Capital Improvements Program (CIP) and its municipal budget, together with this Plan, to prioritize development within the city.
- Require that the provision of public works infrastructure occur concurrently with development.
- Ensure that its residents have a safe, potable water supply and an adequate system of distribution including water towers, wells, and service lines.
- Ensure that residents have an adequate sanitary sewer system including treatment facility, lift stations, and collection systems.
- Continue to work with utility providers, including Ameren, to ensure that residents of the community have quality services.

Action strategies:

- Develop Best Management Practices for alternative storm water management.
- Revise Subdivision Ordinance and Zoning Regulations to include Best Management Practices for new development.
- Consider creating a storm water utility.
- Identify storm water problem areas of the community, as well as engineer and implement sound storm water management solutions.
- Comply with all Federal and State storm water regulations.
- Require developers to connect to the existing storm water system. Further, the City shall require developers to develop plans and construct the means necessary for managing storm water for site(s) in question.
- Address any sump pump connections to sewer system.
- Protect the health of its residents by providing a safe water supply through treatment and regular testing of water before distribution.
- Strive to maintain an adequate supply of water to support the existing community as well as any new development within the city.
- Maintain, if not improve, its fire rating, which is affected by the quality and quantity of the water service available in the community.
- Replace outdated and/or undersized existing water lines, as is appropriate.
- Ensure adequate capacity in the system to support the existing community as well as any new development that may be proposed.
- Replace outdated and/or undersized existing sewer lines, as is appropriate.
- The City will use this Plan, together with the extension of sewer lines, and the zoning and subdivision ordinances to direct growth into suitable areas of the community and to prevent development in areas less suited to development such as floodplains, wetlands, and other environmentally sensitive areas.

Planning Principle: Housing Diversity – Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Planning Element-Housing: Objectives, action strategies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plan to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific action strategies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

SECTION 8 – HOUSING

This section addresses the goals, objectives, and action strategies to promote housing diversity and opportunities in strategic locations in Chillicothe. This section also discusses the existing housing trends, including new subdivisions, areas in need, and forecasts for residential demand and development. The housing goals for the City of Chillicothe strive to:

- Improving the appearance and vitality of Chillicothe’s existing neighborhoods
- Promoting maintenance and utilization of existing residential structures and properties
- Increasing renter and homeownership opportunities
- Providing housing options for diverse household types

The goals and action strategies to address Chillicothe’s housing also help the City achieve its goal to maintain and improve the quality of life or sense of place that the residents of the community value and enjoy.

Existing Conditions

Housing is the foundation of a community and its economy because it serves one of the most basic needs of residents: shelter. Housing is the biggest part of the US economy and the dominant land use in most cities¹². Of Chillicothe’s total 3,191 acres, 625 acres are low-density residential and 23 acres are moderate- to high-density residential. Altogether, 648 acres, or 20.3%, of Chillicothe’s land use is to accommodate housing, which is third behind Industrial and Agricultural/Open Space (see Map 11-Existing Land Use Map).

Affordable Housing

Although housing is often the most dominant land use in a community, it is useless unless it is *affordable* and accessible to those who need it most. According to the US Department of Housing and Urban Development (HUD)³, “affordable housing” is defined as “housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.”

In the 2014 survey taken by Chillicothe residents, nearly 52% of respondents indicated that increasing the stock of affordable housing was either a very high or high priority issue for the city. And there were several responses in the open ended question about weaknesses concerning the lack of affordable housing.

¹ “Chapter 10: Housing planning and policy.” *The Practice of Local Government Planning*. ICMA: Washington, D.C.

² “Chapter 10: Housing planning and policy.” *The Practice of Local Government Planning*. ICMA: Washington, D.C.

³ US Department of Housing and Urban Development. <http://www.hud.gov>

Although the city does not actually build housing, the city can make revisions to their zoning code to influence what kind of housing private developers eventually construct. If the city legitimately wants to provide more affordable housing, then the zoning and subdivision regulations should be examined and possibly amended to accommodate affordable housing construction.

The 2008-2012 Census Bureau estimates show the median household income for Chillicothe as \$50,337, which breaks down to \$4,195 per month⁴. For Chillicothe, the average household should be spending approximately \$1,259 or less per month on housing costs, which includes insurance, association fees, and utilities. If the recommended monthly costs are approximately \$1,259 for the average household or family, and 84.6% of Chillicothe homeowners spend \$1,500 or less per month on housing costs, most residents live in affordable housing.

TABLE 8.3: OWNER-OCCUPIED UNITS IN CHILICOTHE

Value	1,786 Units
Less than \$50,000	8.7%
\$50,000 to \$99,999	37.0%
\$100,000 to \$149,999	26.6%
\$150,000 to \$199,999	18.8%
\$200,000 to \$299,999	5.7%
\$300,000 to \$499,999	3.3%
\$500,000 to \$999,999	0.0%
\$1,000,000 or more	0.0%
Median (dollars)	\$108,400

Source: US Census Bureau, 2008-2012

TABLE 8.1: YEARS LIVED IN CHILICOTHE

Less than 1 year	2.3%
1 – 5 years	15.0%
6 – 10 years	15.0%
11 – 20 years	17.6%
Over 20 years	48.8%
Not full-time resident	1.2%

Source: Chillicothe Survey, 2014

TABLE 8.2: MONTHLY HOUSING COSTS

Owner Occupied Housing units with a mortgage	1,230
Less than \$300	0.0%
\$300 to \$499	7.2%
\$500 to \$699	14.8%
\$700 to \$999	25.1%
\$1,000 to \$1,499	37.5%
\$1,500 to \$1,999	9.7%
\$2,000 or more	5.9%
Median (dollars)	\$1,042
Owner Occupied Housing units without a mortgage	556
Less than \$100	2.0%
\$100 to \$199	2.2%
\$200 to \$299	20.9%
\$300 to \$399	13.5%
\$400 or more	61.6%
Median (dollars)	\$437

Source: US Census Bureau, 2008-2012

⁴ US Census. <http://www.census.gov>

Key Issues & Opportunities

Based on input received from the community survey, Task Force meetings, the Housing Forum meeting, and continued discussions during the planning process for **2014 Plan Update**, the following is a synopsis of the major issues and opportunities facing Chillicothe with respect to its housing needs.

Affordable Housing

Housing has become less affordable to more Chillicothe residents and potential residents. This problem is particularly severe among the working class, special needs, and Hispanic populations. The federal government and most lenders consider affordable owner-occupied housing as housing that can be obtained for approximately 30% of monthly gross income. The definition of affordable rental units is similar, although the percentage varies in part because of the tax benefits enjoyed by homeowners.

Chillicothe's median household income has also increased over the years from only \$40,697 in 1999 to \$50,337 in 2010, an increase of almost \$10,000. However, there is still a great demand on the housing industry to provide low to moderate-income housing. Many residents, unable to afford decent housing, have moved out of the community to either the unincorporated areas or to other smaller communities. Or they may move to existing residential neighborhoods at densities the existing housing stock cannot accommodate.

TABLE 8.4: YEAR HOUSING STRUCTURE BUILT IN CHILICOTHE

1939 or earlier	381
1940 to 1949	287
1950 to 1959	739
1960 to 1969	405
1970 to 1979	369
1980 to 1989	105
1990 to 1999	144
2000 to 2009	118
2010 or later	51

Source: US Census Bureau, 2008-2012 and City of Chillicothe

Also special needs residents such as the mentally and physically challenged, the homeless, the elderly, and persons with certain health problems require special consideration to meet their housing needs. Because these populations have needs that the fair market housing industry cannot adequately address, their housing is often provided through a partnership of public/private/nonprofit organizations. Little other support is available to serve these residents.

A critical shortage of available, decent and affordable living units makes it difficult for these persons and their families to maintain an acceptable living standard. Limited incentives for private market construction, a limited supply of affordable land and high construction costs make it difficult for the private market to provide affordable housing.

Chillicothe should encourage affordable housing through its zoning and development regulations; establish a process for distributing fair share housing throughout the community; work with nonprofit housing organizations; support and apply for programs that rehabilitates and preserve existing housing; and support and provide first-time homebuyers with assistance and incentives; and constructing new housing units.



Example of single-family units

Housing Type and Mix

Population forecasts for Chillicothe anticipate steady growth over the next thirty years. Furthermore, the continued growth of low-income households has placed a great demand on the housing industry to provide low- to moderate-income housing throughout Chillicothe. Likewise, the City of Chillicothe is faced with meeting the housing needs of its special populations such as the developmentally and physically challenged, and elderly.

These demands call for city housing action strategies that support choice and flexibility in housing types, density and location. This in turn will allow the real estate and development communities to be responsive to changing housing needs. The city's special needs action strategies should encourage financial and regulatory flexibility that allow creative housing options and siting of institutions. Furthermore, city action strategies should support codes, ordinances, and site plans that encourage development of special needs housing, and public/private investment of these projects.



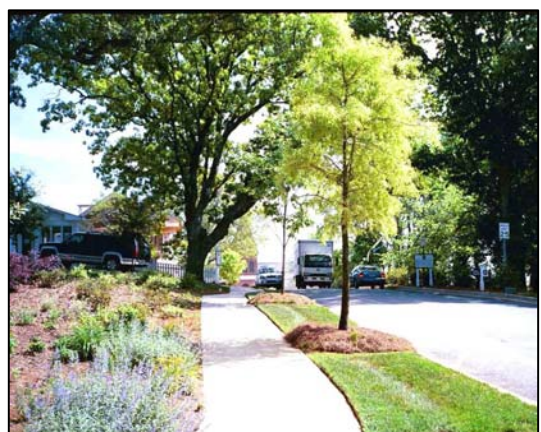
Example of townhomes and multi-family units

A variety of housing types, materials (green and non-green), neighborhood settings, price ranges, amenities, natural settings, and proximity to transportation, employment, shopping, and other daily activities, which meet the needs of non-traditional households, such as empty-nesters, seniors, college students, young professionals without children, and single professionals should be available in Chillicothe.

Some examples of different types of housing include accessory unit construction, granny flats, single room occupancy, clustering, and manufactured housing and siting residential facilities in areas where they were previously prohibited. Providing for people with special needs does not necessarily mean more social services or infrastructure. It means greater regulatory flexibility and offering incentives to provide affordable, accessible housing.

Preservation and Rehabilitation

Chillicothe's residential neighborhoods vary in size, housing type, and amenities. The character of a neighborhood is closely associated with its design, the people who live there, and the services provided. Residents want to feel comfortable, safe, and that they "belong." Over the next 30 years, preservation and rehabilitation must acknowledge the nature of the residents, visual character and services. **2014 Plan Update** housing action strategies encourage new development in previously undeveloped areas that fulfill visual and service character. Infill development should reflect a visual and service character compatible with existing development.



Example of creating neighborhood character

Since neighborhood character is an important quality-of-life issue to residents, maintaining a strong character discourages business or industry from locating near neighborhoods that might disrupt that character

and promotes designs to encourage neighborhood development, while improving public safety and well-being.

Housing Finance

The financing of affordable housing is a specialized market niche that requires the cooperation of land developers, builders, government and lenders. Finance plays a vital role in the final cost of housing and its associated infrastructure. The housing action strategies will identify and advocate stable housing finance mechanism. Because housing and infrastructure improvements are long-term investments, stable, long-term mechanisms are necessary to minimize risk and increase the potential for project funding.

It is recognized that the public, not-for-profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system will involve the participation of all three sectors to reflect public purpose, capital requirements, costs and interest rates. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies.

The not-for-profit sector is an emerging finance player. Often acting to channel public funds to private sector developers, the not-for-profit sector serves a public purpose, but often functions free of restrictive government regulations. As a result, not-for-profits are often philosophically aligned with the public sector, but functionally aligned with the private sector. Not-for-profit organizations vary in function; some finance and construct housing while others focus on different functions.

Private sector finance is the mainstay of housing development. Increasingly, in order to meet the needs of low and moderate-income persons, the private finance institutions need the assistance of the public and not-for-profit sectors.

Housing Goals, Objectives & Action Strategies

GOAL: TO PROVIDE QUALITY RESIDENTIAL NEIGHBORHOODS WITH DIFFERENT TYPES OF HOUSING STOCK TO SATISFY THE NEEDS OF VARYING GROUPS OF RESIDENTS.

Objectives:

- Encourage and allow new housing developments that provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, two and three bedroom single-family dwellings, duplexes and triplexes, and second floor apartments/lofts (in downtown).
- Senior housing developments that allow Chillicothe's population to 'age in place' are encouraged.
- Improve substandard housing stock to provide decent and safe living conditions while improving neighborhoods.
- Improve the safety and pride of existing and future neighborhoods.
- Encourage the preservation and protection of existing neighborhoods and design and plan future developments in a manner, which promotes neighborhood settings, aesthetics, and community cohesiveness.
- Encourage the development of 'starter' homes throughout the community.
- Construct higher density housing near community amenities such as parks and shopping areas.

Action strategies:

- Develop a detailed housing assessment and inventory to evaluate the specific needs of the community. This assessment should be updated as needed.
- Conduct building permit reviews to create a monthly report.
- Update the Zoning Ordinance and Subdivision Regulations to allow a variety of housing types and locations, as well as green, planned subdivisions or areas.
- Establish a housing task force to develop and identify specific housing needs, programs, and potential incentives for workforce housing.
- Update the Zoning Ordinance to allow for a mix of housing types within new and old residential developments, within mixed-use areas, and within Downtown (2nd story apartments/lofts, etc.).
- Identify and provide various incentives to developers that include a mix of housing types within a single development.
- Consider adoption of a building code.
- Actively enforce a housing code for property maintenance and upkeep.
- Develop and implement a rental inspection program.
- Remove dilapidated houses and structures, specifically those bought-out as a result of previous flood events and other structures that are dilapidated.
- Develop voluntary housing rehabilitation and preservation programs for owner occupied and renter-occupied housing units.
- Apply for funding assistance for rehabilitation of substandard housing units.
- Encourage and promote the development of neighborhood associations.
- Update Zoning Ordinance to provide substantial vegetative buffers between residential neighborhoods and incompatible land uses (heavy commercial and industrial).
- Update Zoning Ordinance and Subdivision Regulations to design subdivisions, planned residential developments, multi-family units or other residential projects in a manner which encourages walkable, bike friendly, livable neighborhoods.
- Minimize disruption of neighborhoods when installing utilities and public facilities (e.g., power lines, etc.).
- Provide regulatory and financial incentives to encourage construction of 'starter' homes.
- Encourage infill of vacant properties with smaller housing units.

SECTION 9 – ECONOMIC DEVELOPMENT

This section discusses the current economic trends such as employment, the supply of retail, office, and industrial space, and also considers market forecasts and marketable areas for future development. This section provides guidance only on the types of economic development the city should foster through the next 10-20 years, as well as Action Strategies the City can take, in partnership with local economic development organizations, to encourage these efforts.

Existing Conditions

The City's economy is dominated by IVC School District, Heritage Health; commercial and retail areas such as those

Planning Principle: Occupational Diversity – Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Planning Element -Economic Development: Objectives, action strategies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

along Route 29; and businesses outside of the City that employ Chillicothe residents. Further, it should be underscored that the City wishes to diversify its tax base with its efforts to attract more housing development and possibly adding more commercial and industrial development.

According to Census figures shown in Table 9.1, Chillicothe's leading employment industries are: Educational, Health, and Social Services; Manufacturing; and Retail Trade. The three largest industries for all of Peoria County are the same. Specifically, the Educational, Health and Social Services statistics reflect the IVC school system, OSF Hospital in Peoria, and Peoria social services. Manufacturing employment is comprised of workers in the region's many industrial facilities, Route 29 area, as well as other manufacturers located in neighboring communities such as Caterpillar in Mossville and Peoria. Retail trade statistics for the City are dominated by activities in the Route 29 areas. These figures are based on U.S. Census Bureau estimates and these figures do not imply that these employees actually work at places within the city.

TABLE 9.1: ECONOMIC BASE OF CHILICOTHE AND PEORIA COUNTY				
Industrial Category	Chillicothe		Peoria County	
	#	%	#	%
Agriculture, Forestry, Fishing, Mining	78	2.8	708	0.8
Construction	170	6.0	4,275	4.9
Manufacturing	513	18.1	14,106	16.2
Wholesale Trade	68	2.4	2,403	2.8
Retail Trade	280	9.9	9,561	11.0
Transportation, Warehousing, and Utilities	124	4.4	3,513	4.0
Information	90	3.2	1,634	1.9
Finance, Insurance, Real Estate, Rental and Leasing	109	3.9	4,850	5.6
Professional and Scientific	218	7.7	8,779	10.1
Educational, Health, and Social Services	570	20.2	22,301	25.7
Art, Entertainment, and Recreation	295	10.4	7,826	9.0
Other Services	237	8.4	4,020	4.6
Public Administration	75	2.7	2,952	3.4
Total Employed Persons	2,827	100%	86,928	100%
Source: U.S. Census Bureau, 2008-2012 Estimates				

Table 9.2 classifies employees into general employment categories. The largest categories in the City, as well as Peoria County as a whole, are the: Management, Professional, and Related Occupations; Service Occupations, Sales and Office Occupations; and Production, Transportation, and Material Moving categories. These figures are based solely on U.S Census Bureau estimates.

TABLE 9.2: OCCUPATION CLASSIFICATION OF PERSONS EMPLOYED				
Industrial Description	Chillicothe		Peoria County	
	#	%	#	%
Management, Business, Science and Arts Occupations	864	30.6	32,799	37.7
Service Occupations	524	18.5	15,386	17.7
Sales and Office Occupations	649	23.0	21,969	25.3
Natural Resources, Construction and Maintenance	333	11.8	5,892	6.8
Production, Transportation, and Material Moving	457	16.2	10,882	12.5
Total Employed Persons	2,827	100%	86,928	100%
Source: U.S. Census Bureau, 2008-2012 Estimates				

Median household and per capita income levels for selected jurisdictions are provided in Table 9.3. Chillicothe statistics, according to the Census Bureau, are near the middle of the communities shown. In comparison to the County and State in 2010, the City had the lower per capita and median household

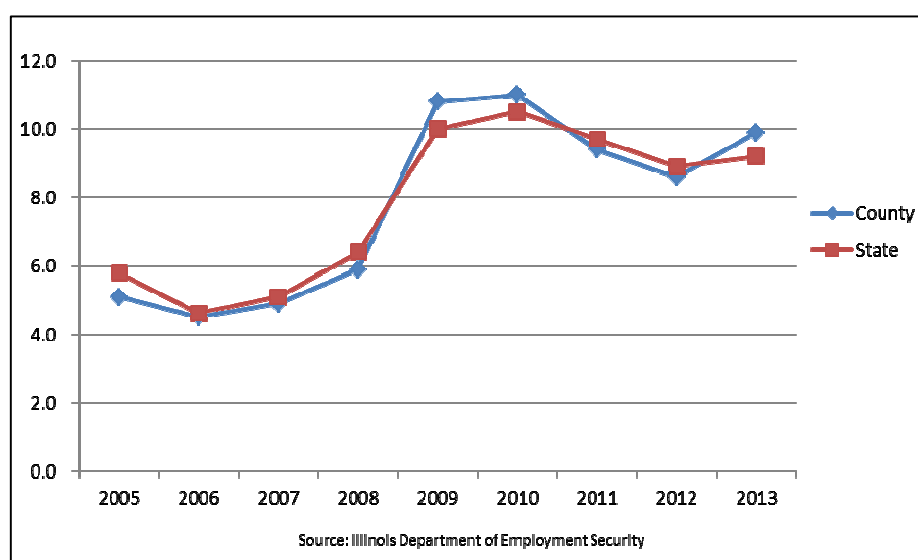
income than the State and County. But for the most part, the figures are all comparable and residents in central Illinois tend to earn less money than in the major population centers of Chicago and St. Louis areas.

Community	Per Capita Income	Median Household Income
Bartonville	\$25,828	\$50,442
Bellevue	\$25,423	\$51,107
Brimfield	\$19,793	\$51,000
Chillicothe	\$23,862	\$50,337
Dunlap	\$35,478	\$84,766
Elmwood	\$23,910	\$62,583
Glasford	\$22,151	\$44,250
Hanna City	\$24,775	\$60,515
Kingston Mines	\$22,466	\$51,250
Mapleton	\$20,474	\$41,667
Norwood	\$23,964	\$45,083
Peoria	\$28,752	\$45,772
Peoria Heights	\$31,320	\$43,073
Princeville	\$24,000	\$49,600
West Peoria	\$27,146	\$48,327
Peoria County	\$28,979	\$50,925
State of Illinois	\$29,519	\$56,853

Source: U.S. Census Bureau, 2008-2012 Estimates

Unemployment rates are shown in Figure 9.1. Illinois Workforce Development does not report individual statistics for Chillicothe, however it is important to note that Peoria County, as a whole, has consistently reported lower unemployment rates than the State for the time period shown. But the trend line for the county ebbs and flows consistently with the state and the differences are not likely significant.

Figure 3: Unemployment Rate Trends from Illinois Development of Employment Security



One factor that also influences income and employment is education. The following table compares the levels of education for Chillicothe and Peoria County residents for 2010. There are some differences in the figures but overall Chillicothe is comparable to the County.

TABLE 9.4: EMPLOYMENT STATUS OF CHILLICOTHE AND PEORIA COUNTY				
Employment Status	Chillicothe		Peoria County	
	#	%	#	%
In Labor Force	3,023	64.1	95,123	65.0
Civilian Labor Force	3,023	64.1	94,854	64.8
Employed	2,827	59.9	86,928	59.4
Unemployed	196	4.2	7,926	5.4
Armed Forces	0	0.0	269	0.2
Not in Labor Force	1,694	35.9	51,258	35.0
Population 16 Years and Over	4,717	100%	146,381	100%
Source: U.S. Census Bureau, 2008-2012 Estimates				

TABLE 9.5: EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS OF AGE AND OLDER				
Category	Chillicothe		Peoria County	
	#	%	#	%
No Schooling Completed	43	1.0	776	0.6
Less than 9 th Grade	92	2.2	3,020	2.5
9 th to 12 th Grade, No Diploma	213	5.2	8,860	7.2
High School Graduate, includes GED	1,406	34.1	35,849	29.3
Some College, No Degree	1,023	24.8	27,691	22.6
Associate Degree	549	13.3	10,980	9.0
Bachelor's Degree	589	14.3	21,899	17.9
Graduate or Professional Degree	207	5.0	13,323	10.9
Total	4,122	100.0	122,398	100.0
Source: U.S. Census Bureau, 2008-2012 Estimates				

Key Issues & Opportunities

Chillicothe's economic development focus is on enhancing the business attraction and retention characteristics of the city. Other chapters of **2014 Plan Update** contribute to the business attracting characteristics of the city, including transportation, environment, and housing. Availability of labor, affordable and diverse housing, and quality of life are important ingredients in attracting targeted industries and basic businesses.

Marketing

As mentioned by numerous citizens and stakeholders through the planning process, Chillicothe has a great deal of strengths and should continue to capitalize on them. There was mention of the need for a branding and/or marketing plan.

Retaining & Attracting Diversified Businesses and Industries

Chillicothe should continue to maintain and expand its economic base to support a healthy economy. Based on input received from the community survey, respondents indicated the importance of having the following types of retail businesses in Chillicothe: variety of family style/full-service restaurants, grocery stores, financial services and pharmacy.

Downtown as the Central Community Activity Center

The City and partnering organizations (Chillicothe's Chamber and Commerce) should continue to devote staff and resources to foster revitalization and redevelopment of Chillicothe's Downtown District in order to make Downtown function as a livable, walkable, core commercial activity center.

Development, Retention, and Expansion of Locally Owned Businesses

Many of Chillicothe new commercial businesses are nationally owned corporations or franchise type enterprises. In the future, Chillicothe should focus on retaining its unique community character by encouraging and supporting the development of new locally owned businesses and helping existing local businesses expand and grow.



Example of a street in a downtown area

Infill and Revitalization

Chillicothe should continue to support and encourage development within existing neighborhoods and where infill and revitalization opportunities exist, primarily along Route 29.

Incentives

The City and its partner organizations should consider a variety of incentives (tax increment financing, small business tax abatement, low interest loans, etc.) to retain, attract, and market Chillicothe as a place to do business.



Example of how to introduce off-street parking and mixed use development

TABLE 9.6: MAJOR EMPLOYERS IN CHILICOTHE	
Employer	Number of Employees
IVC School District 321	275
Mediacom	200
Heritage Health	127
J.T. Fennell	107
Bre MidAmerican, Inc. (McDonalds)	85
Kroger	80
Allied Welding	65
Chillicothe Metal (not located within the city limits)	45
Western Yeast	24
TV Taco Inc. (Taco Bell)	20
Unity Point Clinic	15
Source: Employers	

Economic Development Goals, Objectives & Action Strategies

GOAL: MAINTAIN AND ENHANCE A SUSTAINABLE LOCAL ECONOMY THAT PROVIDES EMPLOYMENT OPPORTUNITIES AND SUPPORTS A HIGH QUALITY OF LIFE.

Objectives:

- Market and provide opportunities for new development.
- Continue offering commercial and industrial development incentives such as land grants, tax rebates, and tax increment financing. Further, the City shall consider new incentives as they may become available.
- Promote and encourage commercial areas of retail/service oriented businesses within a half mile of residential areas.
- Explore creative ways to attract and promote business and manufacturing expansion.
- Promote Chillicothe by enhancing the community's characteristics.
- Identify ways to utilize the Illinois River as a destination/asset to generate additional tourism dollars.
- Focus on small town businesses and services.
- City should promote and encourage development of small scale, niche, service businesses in the community, especially Downtown.
- Support the school as a key asset in terms of economic development and business retention.



Example of underutilized property along Route 29.

Action strategies:

- Promote development of local general retail businesses along Route 29.
- Accept housing as a component of Chillicothe's overall economic development strategy.
- Develop a farmers market to provide additional opportunities for locally grown food and vendors.
- Develop a small business incubator as a potential Chamber initiative.
- Update Zoning Ordinance.
- Develop and utilize a marketing/branding plan as the vehicle for identifying and updating the list of specific targeted industries and basic businesses. In addition, recognize that activities that are not reflected in the marketing plan that may qualify for the various incentives based upon recommendation of the City Council.
- Identify ways to utilize the Illinois River as a destination/asset to generate additional tourism dollars.
- Market the river as a recreational destination.
- Develop community design standards for businesses to follow.
- Amend Zoning Ordinance and other regulatory documents to allow small-scale development and expansion, setbacks and parking footprints.



Current Chillicothe downtown streetscape.

- Amend Zoning Ordinance to allow mixed use development in downtown and within identified neighborhoods on the Future Land Use Map.
- Amend zoning ordinance to allow development of a Downtown hotel.
- Support regulatory requirements that are fair, predictable, and protect the interest of public and private property owners.
- Encourage development and expansion of local, home grown business.
- Pursue economic development opportunities servicing the elderly and retirement population.
- Provide quality municipal services as a primary contribution to the City's economic development effort.

Section 10 – Transportation

Transportation facilities are a part of the infrastructure needed to support and maintain the existing economic development efforts including the importing and exporting of goods, commuter traffic and recreation. To accurately plan for the future transportation needs of Chillicothe, an inventory of existing facilities has been prepared and analyzed.

Transportation facilities connecting the residents of Chillicothe to other areas in Peoria County, are very important, but just as these areas are important to the residents of Chillicothe, the connection of Peoria County to other regional service centers are important to business and industry. For this reason, the transportation inventories will examine the transportation facilities for vehicular, freight, air, rail, public, and recreation.

In developing this section it was necessary to study the relationship between service centers and their users. Following is a brief discussion of specific elements, their users, and their importance.

Existing Conditions

Transportation planning in the City of Chillicothe is performed by two separate, but interrelated entities. Together, the city staff and the staff of Tri-County Regional Plan Commission conduct and implement transportation plans and programs in the city. Examples of the planning documents that are produced include the Long Range Transportation Plan, the Transportation Improvements Program, and the Transportation Planning Work Program. The Peoria-Pekin Urbanized Area Study (PPUATS) is the Metropolitan Planning Organization (MPO) for the region, which is governed by a Policy Committee and a Technical Committee, is a regional planning body that is staffed by the Tri-County Regional Plan Commission (TCRPC). The Policy Committee of the MPO is made up of elected officials and the Technical Committee is comprised of planning, engineering, and other city and county staff who have knowledge or expertise regarding various modes of transportation. The City of Chillicothe has representation on PPUATS, having recently joined in 2013. The Policy Committee representative is

Planning Principle: Transportation Diversity
– Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestions, conserve fuel, and improve air quality.

Planning Element – Transportation:
Objectives, action strategies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

Mayor Doug Crew and the Technical Committee representative in Ken Coulter, the city's engineering consultant.

Streets

The traffic circulation system should be designed as a continuous network of arterials, collectors, and local streets. Each of these street classifications has different characteristics and functions, and each should, therefore, be designed accordingly. The traffic system currently existing within the corporate limits of the City of Chillicothe contains minor arterials, collectors, and local streets. Together, this network of highways and main thoroughfares has a pronounced effect on land use, both existing and future, within the community. As is illustrated in Map 10, the City has defined classifications for the street transportation system.

Street maintenance is the responsibility of the Public Works Department, and the City utilizes Road Use Tax funds from the State of Illinois and local funds for street maintenance. In addition to maintaining the streets, the Public Works Department is responsible for snow removal, grading of gravel roads, seal coating, and ditch maintenance, street signage, alley maintenance, painting, sweeping, and public parking lot maintenance within the City. The city does not provide curbside yard waste removal, but does maintain a yard waste drop-off site at Moffitt Nature Park.

Air

The City does not have an airport within city limits, but the Peoria International Airport is located approximately 25 miles south via Route 29 and then Route 6 to Interstate 474. The city has representation on the Peoria Airport Board of Commissioners. The mayor appoints a representative and the current appointee is Gus Krantz.

Rail

Two major railroads operate in Chillicothe. A BNSF line runs east-west through the northern part of Chillicothe and Iowa Interstate Railroad operates a north-south line in the eastern side of Chillicothe.

Transit

Currently, CityLink provides demand response service to the general public of Chillicothe. Any resident is eligible to ride and trips are arranged by calling the CityLink offices in Peoria to register and arrange service. Chillicothe Township also provides service to senior citizens.

Water

As was previously noted, the Illinois River borders Chillicothe on the east. Currently, the river is a major carrier of barge traffic and barges can be frequently seen transporting goods up and down river. The Illinois River is also a source of recreation for local residents and a public boat ramp is provided in Chillicothe. Fishing is also an important draw and there is more emphasis on fishing and harvesting of Asian carp (an invasive species) because its abundance and ease of catching has led to some economic opportunities



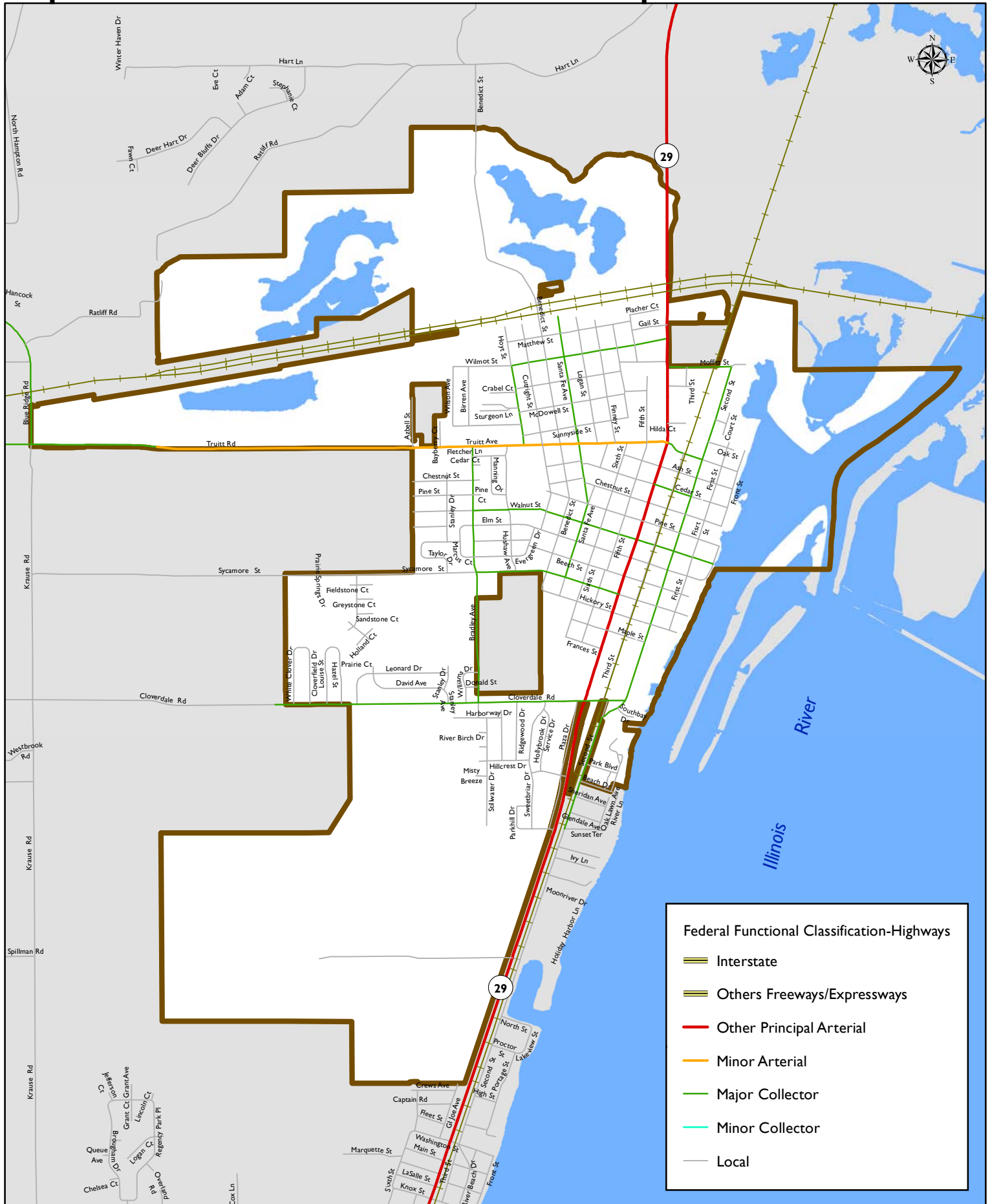
Asian carp being unloaded at Chillicothe riverfront

in the central Illinois region.

Bike and Pedestrian

Chillicothe does not have an extensive, identified bicycle network and sidewalks (albeit in varying conditions) are provided in most residential areas. The city streets are primarily laid out in a grid pattern which makes traveling by bicycle or foot more efficient than in non-grid street patterns. The low traffic volumes on residential streets tend to make those streets safer and more conducive for bicycle and pedestrian traffic. Therefore, with some education, enforcement and proper signage, the city could encourage more bicycling on city streets. Not all people will feel safe cycling on streets and would prefer a dedicated, recreational path. These types of facilities are limited in Chillicothe and expensive to build. The city should work with the park district to see what opportunities may exist to eventually provide some recreational pathways.

Map 10 - Federal Functional Classification Map



0 0.25 0.5
Miles



Key Issues & Opportunities

One of the most important elements of achieving community development success is the existence of a strong transportation network. Currently, Chillicothe enjoys a well-developed transportation system including highways, streets, transit, rail service, as well as access to air service. However, there are still needs despite the current efforts to improving Chillicothe overall transportation network. Together, the highways and street systems will be a key component to the community's economic development success. One issue that the City has to continue to monitor is traffic flow and subsequently working to mitigate potential traffic congestion and land use related problems before they arise.

Multi-Modal Transportation Network or Complete Streets

As discussed in previous Elements, some residents in Chillicothe have limited access to vehicles and the need or desire alternative modes of transportation, such as increased transit options, sidewalks, and bicycle accommodations. Enhancements to the city's pedestrian and bicycle networks are necessary to meet the needs of many residents, including all students. The City utilizes the Safe Routes to School program to make improvements to the pedestrian network.

Existing Road Capacity

Chillicothe has taken an active role in maintaining and improving upon the existing corridors, such as Route 29, which should continue to be maximized. Future development occurring along these and other corridors should be designed to efficiently use the existing streets as to mitigate the potential traffic impacts from said development.

Active Living Environment

Chillicothe's neighborhoods, schools, shopping centers, downtown, and places of employment could be better connected with pedestrian and bicycle network improvements to reduce the dependency on automobiles, especially for short errand trips. Chillicothe should continue to plan for and invest in infrastructure improvements to provide safe and convenient amenities that help residents lead a more active and healthy lives, such as sidewalks, crosswalks, multi-use trails, greenway paths, bicycle accommodations, and other amenities (pedestrian-level street lights, signage, bike racks, etc.).



Example of how to accommodate bicyclists

Safety

While providing additional accommodations for all transportation modes, the importance on safety should be at the forefront of all transportation decisions. Accidents are not only traumatic on a personal level, but are also costly for society. Maintaining and improving the safety of the Chillicothe transportation system by reducing or preventing accidents should be a top priority. Widening roads were needed, providing or improving pedestrian facilities, providing streetlights, correcting high accident locations, and providing road signs are some of the ways safety of the transportation system can be enhanced.

Replacing the viaduct on Route 29 at the northern edge of the City is a top priority in the community and is a necessary, albeit expensive, safety improvement.

Project Funding

Financial resources necessarily constrain the number of transportation projects cities are able to perform. In order to maximize the number of transportation projects it is important to aggressively search for available funding opportunities. It is also important to utilize the funds available to Chillicothe efficiently as possible, exercising fiscal prudence and innovative funding methods. Prioritization of projects permits the most important projects to be constructed first to better utilize limited available funds. Using a combination of these methods will maximize the number of



Route 29 Viaduct

transportation projects Chillicothe can construct or enact for its citizens. One way of prioritizing projects is with the Transportation Improvement Program (TIP). TIP identifies specific projects that are needed to mitigate impacts to the transportation system due to existing system deficiencies and expected future growth. Growth in population, employment, and traffic will create a need to improve some areas of the transportation system where existing facilities are inadequate.

Transportation Goals, Objectives & Action Strategies

GOAL: PLAN AND DEVELOP A SAFE, EFFICIENT TRANSPORTATION SYSTEM THAT ALLOWS FOR TIMELY FLOW OF VEHICULAR TRAFFIC AND OFFERS A VARIETY OF MODE CHOICES IN THE COMMUNITY.

Objectives:

- Consider all modes (highways, streets, air, rail, bus, recreational trails, and pedestrian) when planning and development is occurring.
- Continue working on a multi-use trail system that has both internal and regional connectivity. As it is established, said system will have to be well maintained.
- Create an intra-city trail network, including a connection between downtown, shopping areas, schools and parks.
- Continue to work to address sidewalks, or the lack thereof, in areas of the community.

Action strategies:

- Understand that different land uses have different types and scales of transportation infrastructure needs.
- Require logical street extensions concurrent with the time of development.
- Develop a comprehensive bicycle plan. Said plan would look at existing bicycle accommodations and environment, and identify potential areas for improvements. The plan would also provide bicycle-friendly street design standards.
- Continue replacing seal-coated streets using pavement, namely asphalt or concrete.
- Use this Plan, extension of paved streets, and the zoning and subdivision ordinances to direct growth into suitable areas of the community and to prevent development in areas less suited to development such as floodplains, wetlands, and other environmentally sensitive areas.
- Protect existing parking area trees in conjunction with the Trees Forever Program.
- Work with CityLink and/or CountyLink to identify and service persons most in need of public transportation.

- Develop and adopt a complete streets policy.
- Develop and install way-finding signage on trails and streets.
- Develop a comprehensive pedestrian plan. Said plan would look at existing pedestrian accommodations and potential areas for sidewalk improvements, extensions, filling gaps, crosswalk Improvements, and the pedestrian level environment. Plan would provide pedestrian-friendly design standards.
- Create a sidewalk inventory and Inspection program. The information gleaned from the program would help identify existing sidewalk gaps and where existing sidewalks need to be replaced.
- Continue to pursue funding for the reconstruction of the Route 29 viaduct.
- Explore the need and feasibility of a Route 29 bypass.
- Continue to maintain existing street infrastructure.

Planning Principle: Sustainable Design:

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

Revitalization: Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protect historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Planning Element C – Land Use: Objectives, action strategies, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

growth.

This section describes the existing conditions regarding land and its use in Chillicothe by cataloging the activities currently taking place on land under city jurisdiction. It then relates the existing use and character of these lands to the possible major land use categories identified by the city.

SECTION 11 – LAND USE

Even in an area as big as Chillicothe and Peoria County, land is a finite resource. Only so much usable ground is available and, unlike glass or cars or televisions, we can't simply make more of it.

Most people realize that land drives our economy. Some lands need to remain open for natural, aesthetic and recreational uses; conversely, some open lands need to be in filled and used more productively.

How land is used is a chief ingredient of a community's character. But what goes largely unnoticed is that growth and land development carry with them some significant costs; costs not only to a developer or builder, but to surrounding land users and the broader community. And what's even more misunderstood is that once land is developed, an on-going financial responsibility results for the entire taxpaying public. Roads, water and sewer operations, police and fire protection, and other services all have costs, which must be considered when designating land for development.

Since fiscal resources, both public and private, are limited, it only makes sense to think carefully about the long-term effects of our land use. Careful planning better secures and protects the substantial investment needed to develop or conserve land.

By defining the extent to which our various lands can and should be used, we provide more predictability for individuals and businesses making long-term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved.

Just as land use drives our economy, the Land Use element of **2014 Plan Update** can be described as the driver of the comprehensive plan. The goals and policies of this section are intended to weigh the adverse environmental impacts of growth against the benefits of

Existing Conditions

The existing land use of Chillicothe may best be illustrated by reviewing the following classification map, Map 11, which was updated through numerous planning meetings and available information from the City. Table 11.1 on this page and Map 11 on the following page provide information representing the current or existing use of land in the community as of 2014. Conversely, the future land use map is shown in Map 12.

The largest existing land use category in the City is the agriculture and open space use. It comprises over 765 acres (24%) of the City's land area. There is a large plot of agricultural land just north and west of Three Sisters Park that makes up the bulk of this agricultural land area. The large plot of agricultural land just east of IVC High School is technically not within the city limit, so this is not counted towards the overall total. After agricultural uses, the next largest categories, by area, are residential and industrial uses. It should be noted that together, the non-agricultural uses comprise approximately 76% of the land area within the corporate limits of Chillicothe.

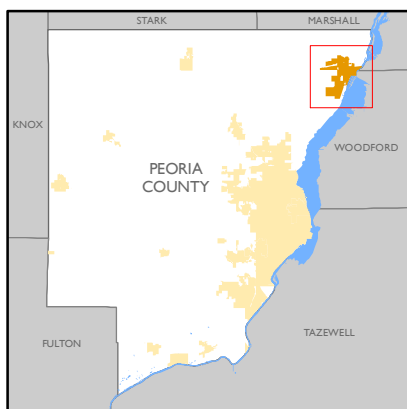
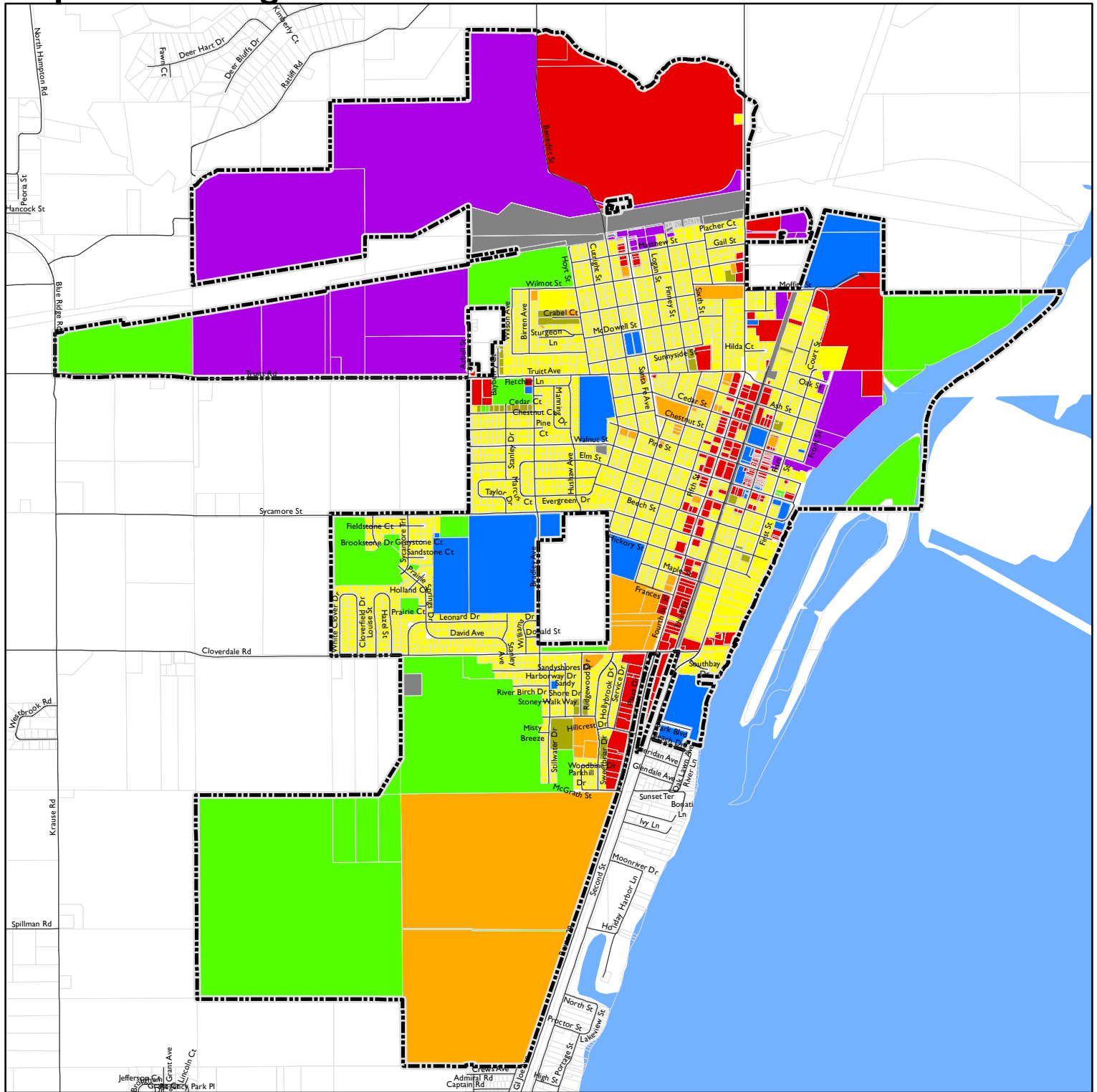
The city has ample open space within the current city limits, which means Chillicothe can add development without having to go through potentially lengthy and contentious annexation procedures. However, the city should annex the land east of IVC High School to maintain land use continuity and capitalize on its excellent potential for infill development.

TABLE 11.1: EXISTING LAND USE SUMMARY INFORMATION

Land Use Classification	Acres	Percent
Agriculture / Open Space	765.66	23.99
Public / Government / Recreational ¹	188.84	5.92
Low Density Residential	625.39	19.59
High Density Residential	22.75	0.71
Semi-Public / Institutional ²	451.36	14.14
Commercial	379.42	11.89
Industrial	665.59	20.86
Total	3,099.01	
Right of Way (ROW) (City Limits – Land Use)	92.47	2.9
Total Acres including ROW	3,191.48	
¹ Includes: public schools, library, police, fire, city hall, public parks and recreational land uses.		
² Includes: church, cemetery, hospital/medical and non-profit uses.		
<i>Sources: City of Chillicothe and TCRPC</i>		

One element of existing land use of particular concern is the large gravel quarry partially bordering Chillicothe on the west and north. (See purple shaded area on Map 11). With Three Sisters Park on the south, the river on the east, railroad tracks and floodplain to the immediate north, the only direction the city can grow is to the west. The quarry is a valuable asset to construction in the region but its expansion beyond previously agreed-to areas poses a threat to industrial, commercial and residential growth by the city and should be opposed.

Map 11 - Existing Land Use



- | | |
|--|---|
| Residential | Public |
| Multi-Family Residential | Semi-Public/Institutional |
| Commercial | Agriculture/Open Space |
| Industrial | Utility/Transportation ROW |

0 0.25 0.5 1 Miles



Key Issues & Opportunities

Through input from various planning meetings and the community survey the following land uses, development issues, and opportunities were identified. These issues and opportunities pertain to existing land use and development trends in the city, and where future growth should occur.

Sustainable Neighborhoods

Sustainable neighborhoods are where a person can walk to destinations - grocery store, parks, school, and possibly to work. The benefits of sustainable neighborhoods are numerous – from economic (lower transportation costs, improved personal health and fitness), environmental (better air and water quality), and social (sense of pride in neighborhood, interaction with neighbors).



Newer residential development in Chillicothe, with room to grow.

Mixed Use Development

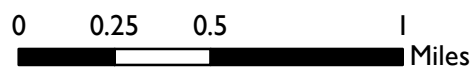
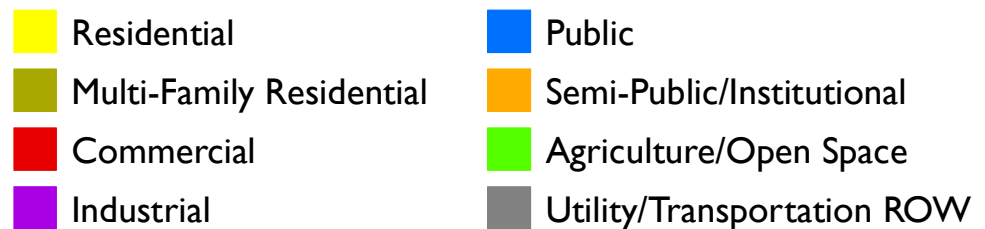
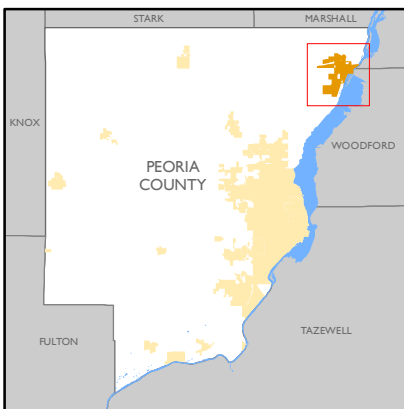
Mixed use developments provide a variety of uses (residential, commercial, open space, and institutional) that are critical to a vibrant community. These developments provide opportunity and convenience, and accommodate many household types and needs. A mixed use development allows a citizen to walk to a business from their home or to the park. It can also be used to create a buffer or transition between two discretely different land uses – single family neighborhood and a highway corridor. Chillicothe, as an inherently walkable city, has a need for these types of developments.

Future Growth and Development

Through numerous meetings with the community task force, a vision of how Chillicothe will look 15-20 years in the future was developed. This vision can be seen on *Map 12: Chillicothe's Future Land Use Map*. Table 11.2 on the following page provides a breakdown on the anticipated acres for each land use classification. Because of the constraints of the Illinois River in the east and existing development in the north and south, new development will likely occur westward from existing development.

TABLE 11.2: FUTURE LAND USE SUMMARY INFORMATION		
Land Use Classification	Future Acres	Percent
Agriculture / Open Space	105.28	3.19
Public / Government / Recreational ¹	257.36	7.8
Low Density Residential	1,177.8	35.72
High Density Residential	39.18	1.19
Semi-Public / Institutional ²	453.29	13.75
Commercial	387.62	11.76
Industrial	784.44	23.79
Total	3,204.97	
Right of Way (ROW) City Limits – Land Use	92.47	2.8
Total Acres Including ROW	3,297.44	
¹ Includes: public schools, library, police, fire, city hall, public parks and recreational land uses.		
² Includes: church, cemetery, hospital/medical and non-profit uses.		
Sources: City of Chillicothe and TCRPC		

[illegible]



General description of the land use classifications shown on the Future Land Use Map (Map 12) follows.

Floodway / Greenway

Although not typically considered a “land use classification or category”, the Illinois River has a profound impact on development in Chillicothe, as experienced with past flooding. Specifically, development in the floodways of each of these waterways, as designated by the Federal Emergency Management Agency (FEMA), is prohibited – in essence creating a greenway. Current land uses may continue in the floodway, but any further development or redevelopment in this area is unlikely. Thus, we have shown the floodplain map earlier in the document so that residents and city staff may be aware of it and understand its impact on potential development.

Agricultural/ Open

Map 12 identified agricultural and open space uses. However, the actual Map only shows few locations of open space and or agricultural uses in the community. These areas are mainly near Three Sisters Park. This does not mean that any existing agricultural uses are going to be curtailed. Instead, the Map represents how the community could develop to complete “build-out”. In other words, the Map attempts to show the most likely use of each parcel in the event that development, beyond agricultural uses, is proposed and implemented.

Residential

Currently, there are two residential land use categories illustrated on the Future Land Use Map. This land use category includes single-family homes as low density residential and apartments and townhomes would be multi-family residential. The City’s Zoning Ordinance shall further designate which residential uses are appropriate in the “residential” areas shown on Map 12.

Certainly, the largest increase in future land use is identified as residential. The city strongly desires to bring more residents to the city and much of the open space land is ripe for development. These areas would also be contiguous to currently developed land, thus eliminating wasteful “leaf-frog” development and maximizing the efficiency of infrastructure investments to accommodate new growth.

Commercial

The City of Chillicothe has chosen to show one commercial land use designation on their Future Land Use Map. This classification includes commercial uses in the downtown and the Route 29 corridor. Specifically, uses include downtown-type businesses as well as larger retailers. The City’s Zoning Ordinance shall further designate which size businesses are appropriate in the “commercial” areas shown on Map 12.

Industrial

Industrial uses are generally intensive uses classified by the fact that they produce, manufacture, or assemble product. Industrial uses, which may also be referred to as “manufacturing uses”, usually generate significant traffic, noise, dust, and/or excessive light; therefore, because of the potential impacts these types of uses may have on their neighbors, cities typically separate them from residential uses either by distance or through use of buffers or barriers. The City’s Zoning Ordinance shall further designate which size industries are appropriate in the “industrial” areas that may be shown on Map 12.

Public/ Government / Recreational

Public uses in Chillicothe include several different uses including: park and recreational areas, library, schools, law enforcement and fire facilities, and City Hall. These uses, which serve the public interest, are usually owned and maintained by a public entity such as the City, County, or School District.

Semi-Public/Institutional

Because there are a number of significantly sized semi-public and/or non-profit or institutional uses in Chillicothe, it was determined that they be categorized separately. These uses include churches, cemeteries, Pearce Community Center and non-profit organization buildings.

Land Use Goals, Objectives & Action Strategies

GOAL: MAINTAIN A SUSTAINABLE AND COMPATIBLE MIX OF LAND USES IN THE CITY OF CHILLICOTHE THROUGH COORDINATED, INFORMED, AND DELIBERATE GROWTH MANAGEMENT.

Objectives:

- Promote orderly growth in the community, while minimizing urban sprawl and discouraging leapfrog development whenever possible.
- Establish a development review process to ensure consistency with the comprehensive land use plan and future land use map.
- Encourage new development to pay a fair share of public facilities, service and infrastructure costs that are attributable to the demand for additional facilities, services and infrastructure as a result of the development.

Action strategies:

- Service existing areas of the community as well as address any additional expansion opportunities that may arise.
- Implement the Comprehensive Plan through its commissions, boards, and authorities (i.e. City Council, Plan Commission, etc.).
- Continue to work cooperatively with developers to encourage land for parks, natural areas, open spaces, recreational trails, and/or greenways.
- Amend regulations and ordinances to allow a balanced mix of land uses and a compact development form (incorporates best management practices for storm water management).
- Direct new development to existing commercial and industrial corridors and growth areas; promote infill residential and commercial development, and revitalization of the Downtown area with mixed use development.
- Develop design standards for specific areas in the community; for instance, Downtown and commercial corridors.
- Monitor the progress of the Route 29 bypass and make changes to the Future Land Use Map as necessary as the project further develops.
- Prior to consideration by the Plan Commission, Board of Zoning Appeals, or the City Council, City staff shall review all development proposals using the following guidelines. However, staff review is not limited exclusively to the guide lines listed below:
 1. The goals, objectives, action strategies and Future Land Use Map, which are included in this Plan.
 2. Compatibility with neighboring/surrounding land uses.

3. Compliance with the City zoning, subdivision ordinances, and construction and/or building codes.
4. Consideration for the potential, credible impact on adjacent property.
5. Appropriateness of the density of the proposed use.
6. Impact of the proposed development on traffic generation and flow in the area.
7. The ability/inability of the City to provide adequate public works and services to the proposed development.
8. The potential impact of the proposal on the environment and environmentally sensitive areas.
9. Adherence to other landscaping (natural resources), aesthetic, and design requirements of the City.
10. Other factors affecting general intent and purpose of this Plan.

CHAPTER 3: PLAN IMPLEMENTATION

Planning Principles (from page 2): All 10 principles apply – Collaboration; Efficiency, Transparency, and Consistency; Clean, Renewable, and Efficient Energy; Occupational Diversity; Revitalization; Housing Diversity; Housing Diversity; Community Character; Natural Resources and Agricultural Protection; Sustainable Design; and Transportation Diversity.

Planning Element – Implementation: A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps or subdivision ordinances.

SECTION 1: ACTION PLAN

2014 Plan Update includes nearly 100 action strategies for the City of Chillicothe to address. While each of these action strategies is important to achieve the Chillicothe’s vision, it is critical to set priorities among the strategies. These priorities will lay the foundation for developing future capital improvement plans and annual departmental work plans for the City, and will help with organizing and prioritizing future implementation efforts. The Action Plan provides a means for working through a variety of immediate, short- and long-range issues with other agencies, jurisdictions, and stakeholders by articulating a concept, premise or position to start constructive discussion and completion.

Implementation Priorities

Throughout the course developing **2014 Plan Update** and past efforts, community input focused on creating a more sustainable community that manages growth, revitalizes the downtown and Route 29 corridor, improves community facilities, diversifies and expand economic development and housing, embracing its natural resources, while maintaining and enhancing the small-town atmosphere of Chillicothe – not a small task. Listed below are the major categories of implementation efforts to obtain the type of community stakeholders and citizens’ desire and want.

Amending Zoning Ordinance and Subdivision Regulations

This effort was discussed at length numerous times during the planning process and is mentioned repeatedly in this Plan as an action strategy. Amendments to the Chillicothe Zoning and Subdivision Regulations will encourage, promote, and allow sustainable, walkable, livable development, while preserving and protecting Chillicothe’s environmentally sensitive areas.

- Who: Chillicothe Plan Commission
- When: Upon adoption of the **2014 Plan Update**

Developing Best Management Practices (BMPs) and Standards

In order to lessen the impact of storm water runoff Chillicothe needs to develop and implement standards to improve the capturing and handling of storm water runoff before it reaches the Illinois River.

- Who: Chillicothe Engineering Consultant
- When: Within the first year after adoption of the **2014 Plan Update**

Creating Community-Wide Sustainable Design Standards

In order to preserve and improve Chillicothe's small town atmosphere and to encourage future developments to contribute to this atmosphere design standards should be created and adopted. These standards would also continue the beautification and enhancement projects currently underway in the community by Main Street.

- Who: Chillicothe Plan Commission along with a task force with representation from the local historical society and the Chamber of Commerce.
- When: Within the first and or second year after adoption of the **2014 Plan Update**

Continuing to monitor flooding hazards along Illinois River

Chillicothe has taken great strides in recovery from past flooding; however there is always the possibility of severe flooding (see Floodplain map). The City should continue to monitor and evaluate its risk to future flooding events, develop storm water solutions to lessen the impact of future flooding, and looking at regional solutions to flood mitigation.

- Who: City Council, Engineering Consultant
- When: Ongoing

Creating a Housing Task Force

The City should establish a separate housing task force to focus on the housing needs of Chillicothe. Their mission should include conducting a Housing Needs Assessment to determine the condition of the existing housing stock, what types of housing is still needed (in all price ranges), and how to obtain the necessary housing needed.

- Who: City Council
- When: Within the first and year after adoption of the **2014 Plan Update**

Developing a Downtown Master Plan

Chillicothe's downtown area is an untapped asset for mix use development and economic and cultural activity. Therefore, the City should start thinking, brainstorming, and visioning how to make downtown an attractive, livable area.

- Who: City of Chillicothe, Chamber of Commerce, Economic Development, Plan Commission, local historic preservation society.
- When: Within the third year after adoption of the **2014 Plan Update**

Creating a Multi-Modal Transportation (Complete Streets) Network

Chillicothe should continue their efforts to improve existing and identified street corridors for multi-modal transportation. One step in this direction is to create a Comprehensive Pedestrian & Bicycle Plan to identify areas for improved pedestrian and bicycle accommodations. It perhaps goes without saying, but the City should continue to highly prioritize the reconstruction of the Route 29 viaduct.

- Who: Chillicothe Public Works, Engineering Consultant, Tri-County Regional Plan Commission and IDOT
- When: Ongoing

Continue Chillicothe's Economic Development Efforts

As identified throughout this planning process, Chillicothe has many strengths and opportunities to improve their economy. As the third largest community in Peoria County, home to an excellent school system and located directly on Route 29, Chillicothe has the elements to retain, expand, and attract new business to the community.

- Who: Economic Development personnel, Chamber of Commerce
- When: Ongoing

Financing

Many of the identified goals, objectives, and action strategies will only be met through the expenditure of public funds. Achieving the components of the Action Plan should lead to more efficient use of both public and private resources. Each project should be viewed with the full range of funding alternatives and technical assistance available to it before action is taken. These sources must not only provide sufficient funds to accomplish the goals and action strategies intended, but they should be tapped in ways that are as equitable as possible in balancing costs against benefits received.

Another method for implementing the elements of the **2014 Plan Update** could be developed through a system of incentives and compensation. The benefits and costs involved in the achievement of public objectives should be considered; which are equitable to the individual and to the general public. Specific steps should be taken to enable progress to be made in each area of the plan.

Education, Continued Participation, and Leadership

Broad public support and involvement are required as a prerequisite to the development and use of virtually any implementation policy or program. If adequate support is to be developed, a vigorous and continuing program of discussion, education, and participation must be carried on. Moreover, people who are in a position to understand the needs of the City and ways of meeting those must take the initiative to stimulate the interest and the understanding that must be involved to assure that support and action is developed.

To produce the levels of consensus required, vigorous and continuing public involvement will be required in such areas as:

1. Detailing of plans and proposals to clarify their impact on specific areas, groups, and individuals;
2. Developing of specified implementation activities and organization arrangements; and
3. Continuing monitoring and interpretation of the Plan.

SECTION 2: KEEPING PLAN CURRENT & HOW IT RELATES TO ONGOING DECISION MAKING

2014 Plan Update is designed to be a working document. Its adoption by the City Council is not the end of the community's long-range planning effort, but rather the means by which the city will see growth occur. City staff, citizens, and the private sector will use **2014 Plan Update** as a dynamic tool to manage growth over the next ten to fifteen years to protect the high quality of life and foster a healthy economy for Chillicothe.

A relevant, up-to-date plan is a critical element to ongoing planning success. To maintain public and private sector confidence, evaluation and modifications based on sound judgments should be made to the planning document as necessary. The Plan must be current. Therefore, City Council of Chillicothe may, from time-to-time, want to consider amendments or updates to this Plan, including any and/or all of the maps, tables, and/or illustrations.

Amendment Process

In order to consider an amendment or update to this plan, first the Plan Commission shall consider the proposed amendment and conduct a properly noticed hearing, notice of which shall be published once, not less than seven (7) nor more than twenty (20) days before the date of the hearing, in a newspaper with local circulation. The Commission shall make a recommendation on the proposed amendment or update, after the public hearing. Said recommendation of the Commission shall be carried by an affirmative vote of a simple majority of its members. The Commission shall send its recommendation, either for approval or denial of the proposed amendment or update, to the City Council for consideration.

After receiving the recommendation from the Plan Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. The notice shall follow the same publication guidelines as those prescribed for the Commission above. The City Council is authorized to make the final decision, including alterations to the amendment or update prior to adoption. Adoption shall require an affirmative vote of a simple majority of the membership of the Council.